# Deutsche Konsum REIT-AG | DKR

Real estate portfolio
(Pro forma including notarised properties)

30 September 2020

Deutsche Konsum REIT-AG

# DKRs portfolio as at 30 September 2020



| DKR Portfolio | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| # | Address | | Use | Tenant | Rental space sqm | Vacancy % | Rent level €/sqm | Monthly rent € p.m. | Annual rent € p.a. | WALT years |
| 1 | Bad Oeynhausen, Mindener Straße 67/Alter Rehmer Weg 22 |  | Retail park | NP, TEDi | 4.590 | 22,2% | 5,91 | 21.099 | 253.183 | 2,8 |
| 2 | BiTZ Bitterfelder Fachmarktzentrum, Brehnaer Straße 34 |  | Retail park | OBI, REWE Markt, DM | 19.707 | 19,5% | 5,97 | 94.718 | 1.136.622 | 7,1 |
| 3 | Erfurt, Gothaer Straße 22 |  | Hypermarket | Real | 20.500 | 0,0% | 6,10 | 125.067 | 1.500.800 | 12,5 |
| 4 | Lindencenter Ludwigslust, Am Marstall 2 |  | Local retail centre | Body & Balace, KiK | 14.353 | 0,7% | 9,06 | 129.127 | 1.549.519 | 6,7 |

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| # | Address | | Use | Tenant | Rental space sqm | Vacancy % | Rent level €/sqm | Monthly rent € p.m. | Annual rent € p.a. | WALT years |
| 5 | Neumünster, Rendsburger Straße 16 |  | DIY | tedox KG | 4.630 | 0,0% | 4,14 | 19.167 | 230.004 | 6,3 |
| 6 | Altentreptow I, Fritz-Reuter-Straße 13 |  | Local retail centre | EDEKA, Netto | 4.280 | 9,7% | 9,20 | 35.534 | 426.403 | 8,7 |
| 7 | Ueckermünde, Chaussee Straße 41-43 |  | Discounter | Penny | 1.586 | 0,0% | 6,84 | 10.845 | 130.143 | 3,0 |
| 8 | Eisenhüttenstadt I, Gubener Straße 42 |  | DIY | Fishbull, Getränke Reschke | 1.253 | 0,0% | 4,68 | 5.870 | 70.436 | 4,1 |

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| 9 | Bad Dürrenberg, Ostrauer Straße 5 |  | Discounter | Pfennigpfeiffer | 3.384 | 57,3% | 3,39 | 4.900 | 58.800 | 5,3 |
| 10 | Meißen, Berghausstraße 7 |  | DIY | toom | 6.227 | 0,0% | 4,22 | 26.263 | 315.159 | 4,3 |
| 11 | Ehrenfriedersdorf, Gewerbegebiet an der B95 |  | DIY | toom | 6.505 | 0,0% | 2,96 | 19.252 | 231.023 | 5,3 |
| 12 | Adorf, Karlsgasse 28 |  | Discounter | Thomas Philipps | 5.435 | 0,0% | 1,56 | 8.500 | 102.000 | 5,0 |

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| 13 | Wandlitz, Bahnhofstraße 35-36 |  | Local retail centre | Netto | 1.608 | 0,0% | 9,20 | 14.789 | 177.474 | 4,4 |
| 14 | Marlow, Carl-Cossow-Straße 64 |  | Discounter | Netto | 1.046 | 0,0% | 9,20 | 9.623 | 115.478 | 6,1 |
| 15 | Halle, Hermann-Heidel-Straße 11 |  | Discounter | Norma | 1.072 | 18,7% | 4,59 | 4.000 | 48.000 | Unlimited |
| 16 | Warin, Burgstraße / Langestraße 12-14 |  | Local retail centre | Norma | 1.598 | 0,0% | 5,91 | 9.436 | 113.227 | 5,0 |

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| 17 | Gräfenhainichen, Rosa-Luxemburg-Straße 47 |  | Discounter | ALDI | 1.077 | 0,0% | 6,50 | 6.999 | 83.989 | 0,5 |
| 18 | Bitterfeld-Wolfen, Anhaltstraße 70b/72 |  | Retail park | Siemes Schuhcenter, Takko | 5.822 | 19,9% | 4,10 | 19.114 | 229.374 | 3,8 |
| 19 | Krempe, Neuenbrooker Straße 37 |  | Discounter | REWE | 1.758 | 0,0% | 7,67 | 13.480 | 161.758 | 9,8 |
| 20 | Herrnhut, Löbauer Straße 45 |  | Discounter | Penny, NKD | 1.455 | 0,0% | 6,34 | 9.220 | 110.640 | 4,8 |

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| # | Address | | Use | Tenant | Rental space sqm | Vacancy % | Rent level €/sqm | Monthly rent € p.m. | Annual rent € p.a. | WALT years |
| 21 | Kleinwelka, Hoyerswerdaer Straße 136 |  | Discounter | Penny | 1.138 | 0,0% | 11,59 | 13.190 | 158.285 | 7,2 |
| 22 | Niesky I, Am Bahnhof 8 |  | Discounter | Penny | 1.344 | 0,0% | 5,25 | 7.060 | 84.722 | 2,3 |
| 23 | Schwante, Dorfstraße 25 |  | Discounter | Netto | 1.046 | 0,0% | 9,01 | 9.420 | 113.040 | 4,8 |
| 24 | Berlin-Tempelhof, Manteuffelstraße 71 |  | Discounter | Getränke Hoffmann | 1.158 | 0,0% | 5,47 | 6.336 | 76.030 | 2,3 |

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| 25 | Ludwigsfelde, Albert-Tanneur-Straße 25 |  | Local retail centre | Norma | 4.464 | 0,9% | 7,01 | 30.988 | 371.851 | 2,8 |
| 26 | Rüdersdorf, Brückenstraße 12a/b |  | Local retail centre | EDEKA | 2.785 | 0,0% | 8,88 | 24.721 | 296.653 | 2,8 |
| 27 | Guben I, Karl-Marx-Straße 95 |  | Discounter | Netto | 1.181 | 5,1% | 9,41 | 10.551 | 126.611 | 2,0 |
| 28 | Leipzig, Merseburger Straße 255-263 |  | Retail park | ALDI, BabyOne | 23.431 | 1,6% | 5,94 | 136.958 | 1.643.501 | 4,8 |

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| 29 | Rostock, Kolumbusring 58 |  | Local retail centre | Vitalis-Zentrum, NKD | 4.732 | 55,0% | 6,52 | 13.902 | 166.818 | 2,5 |
| 30 | Güstrow, Pferdemarkt 58 / Markt 2-3 / Hageböcker Straße 108 |  | Local retail centre | NKD, Eggers Schuh | 5.601 | 59,1% | 5,67 | 12.993 | 155.918 | 3,7 |
| 31 | Wernigerode, Gustav-Petri-Straße 10, 11,12,13 Pfarrstraße 43, Albert-Bartels-Straße, Ringstraße 31,33,35,37 |  | Local retail centre | EDEKA, Contipark | 25.297 | 7,9% | 2,91 | 67.839 | 814.071 | 3,7 |
| 32 | Laucha, Am Stadtfeld 2 |  | Discounter | NP | 1.110 | 0,0% | 9,12 | 10.119 | 121.429 | 1,4 |

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| # | Address | | Use | Tenant | Rental space sqm | Vacancy % | Rent level €/sqm | Monthly rent € p.m. | Annual rent € p.a. | WALT years |
| 33 | Gröbers, Lange Straße 3 |  | Discounter | NP | 986 | 0,0% | 9,73 | 9.596 | 115.157 | 1,5 |
| 34 | Köthen, Edderitzer Straße 8 |  | Discounter | NP | 685 | 0,0% | 11,05 | 7.572 | 90.861 | 1,4 |
| 35 | Ermsleben, Neustadt 1a |  | Discounter | NP | 678 | 0,0% | 9,95 | 6.747 | 80.961 | 1,5 |
| 36 | Goldbeck, Babener Straße 43 |  | Discounter | NP | 982 | 0,0% | 9,42 | 9.247 | 110.961 | 1,4 |

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| 37 | Stendal, Nordwall 12b |  | Discounter | EDEKA | 1.107 | 0,0% | 11,48 | 12.703 | 152.438 | 1,6 |
| 38 | Hohenmölsen, Wilhelm - Külz-Straße 8 |  | Local retail centre | REWE, Rossmann | 7.716 | 30,9% | 3,84 | 20.449 | 245.389 | 2,7 |
| 39 | Greifswald I, Dompassage |  | Local retail centre | Cinema, Dr. Hotz GmbH | 17.122 | 15,3% | 5,56 | 80.707 | 968.483 | 6,5 |
| 40 | Krakow am See, Bahnhofsplatz 3 |  | Local retail centre | EDEKA | 3.474 | 4,4% | 8,15 | 27.048 | 324.579 | 9,3 |

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| 41 | Franzburg, Abtshäger Straße 13 |  | Local retail centre | EDEKA | 1.320 | 0,0% | 6,86 | 9.050 | 108.598 | 1,3 |
| 42 | Verden, Holzmarkt 7-15 |  | Retail park | EDEKA | 6.997 | 0,0% | 9,12 | 63.790 | 765.479 | 12,7 |
| 43 | Pritzwalk, Rostocker Straße 1,2,3,7 und 8 |  | Hypermarket | Real, Hagebaumarkt | 15.275 | 0,0% | 7,51 | 114.719 | 1.376.632 | 4,9 |
| 44 | Ueckermünde Haff-Center , Haffring 24 |  | Local retail centre | REWE, TEDI | 4.620 | 57,0% | 4,85 | 9.653 | 115.841 | 7,8 |

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| 45 | Kaltennordheim, Gartenstraße 2 |  | Discounter | Tegut | 927 | 0,0% | 3,72 | 3.452 | 41.428 | 0,3 |
| 46 | Kaltensundheim, Bergstraße 12 |  | Discounter | Steffen Hepp | 915 | 0,0% | 3,90 | 3.572 | 42.868 | 4,7 |
| 47 | Viernau, Mühlstraße 52 |  | Discounter | Tegut | 1.027 | 0,0% | 4,38 | 4.495 | 53.940 | 2,5 |
| 48 | Dautphe, Gladenbacher Straße 43 |  | Discounter | REWE | 1.612 | 0,0% | 4,38 | 7.058 | 84.700 | 1,2 |

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| 49 | CKS Schwedt, Platz der Befreiung 1 |  | Local retail centre | Norma, DM | 11.197 | 9,7% | 6,00 | 60.669 | 728.023 | 1,8 |
| 50 | Stralsund, Lindenallee 25 |  | Local retail centre | Pharmacy, TEDi | 5.882 | 35,1% | 5,01 | 19.116 | 229.391 | 1,0 |
| 51 | Aschersleben, Magdeburger Straße 32 |  | Discounter | Norma | 1.009 | 0,0% | 9,39 | 9.482 | 113.782 | 4,0 |
| 52 | Bergen, Harburger Straße 30 |  | Retail park | EDEKA | 6.393 | 0,0% | 6,16 | 39.406 | 472.874 | 9,4 |

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| 53 | Drebkau, Drebkauer Hauptstraße 5 |  | Discounter | N/A | 965 | 100,0% | 0,00 | 0 | 0 | N/A |
| 54 | Guben Neiße Center, Karl-Marx-Straße 96 |  | Retail park | REWE, AWG | 10.576 | 6,1% | 7,86 | 78.046 | 936.553 | 4,0 |
| 55 | Oer-Erkenschwick, Berliner Platz 14 |  | Hypermarket | Kaufland | 9.555 | 0,0% | 10,99 | 105.000 | 1.260.000 | 9,5 |
| 56 | Meißen Hypermarkt, Schützestraße 1 |  | Hypermarket | Kaufland, Gym | 24.485 | 18,4% | 5,92 | 118.294 | 1.419.530 | 1,9 |

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| 57 | Plauen Hypermarkt, Morgenbergstraße 41 |  | Hypermarket | Kaufland, WBS Trainin | 24.954 | 28,3% | 7,47 | 133.798 | 1.605.570 | 2,0 |
| 58 | Tangerhütte, Neustädter Ring 78 |  | Local retail centre | EDEKA | 2.574 | 0,0% | 5,26 | 13.550 | 162.600 | 2,3 |
| 59 | Sondershausen, Beethovenstraße 9 |  | Discounter | Tegut | 1.161 | 0,0% | 6,37 | 7.392 | 88.705 | 6,3 |
| 60 | Eisenhüttenstadt II, Karl-Marx-Straße 33 |  | Discounter | Netto | 965 | 5,5% | 11,06 | 10.089 | 121.068 | 3,0 |

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| 61 | Limbach-Oberfrohna, Frohnbachstraße 59 |  | Discounter | Diska | 1.862 | 0,0% | 8,24 | 15.350 | 184.205 | 2,6 |
| 62 | Hettstedt, Luisenstraße 18 a - k |  | Local retail centre | Penny | 2.787 | 4,4% | 6,18 | 16.456 | 197.475 | 2,7 |
| 63 | Kelbra, Jochstraße 2 |  | Discounter | Penny | 930 | 0,0% | 6,93 | 6.443 | 77.314 | 0,3 |
| 64 | Langenwolschendorf, Heinrich-Wobst-Straße 1 |  | Local retail centre | REWE | 3.072 | 0,0% | 7,64 | 23.467 | 281.604 | 3,0 |

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| 65 | Schwerte, Hagener Straße 51 |  | Discounter | Penny | 1.200 | 0,0% | 6,83 | 8.200 | 98.400 | 5,3 |
| 66 | Finsterwalde-Massen, Ludwig-Erhard-Straße 5 |  | DIY | OBI | 11.072 | 0,0% | 3,61 | 40.000 | 480.000 | 3,8 |
| 67 | Jestetten, Schaffhauser Straße 8 |  | Discounter | KiK, Tedi | 1.288 | 0,0% | 10,47 | 13.487 | 161.843 | 7,0 |
| 68 | Glauchau, Schönburgstraße 40 |  | Discounter | Netto | 1.153 | 0,0% | 8,58 | 9.900 | 118.800 | 2,0 |

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| 69 | Zeulenroda, Heinrich-Wobst-Straße 2 |  | DIY | Hagebaumarkt | 5.632 | 0,0% | 3,55 | 20.000 | 240.000 | 4,5 |
| 70 | Berlin, Blankenburger Straße 145 |  | Discounter | Netto | 987 | 0,0% | 12,71 | 12.548 | 150.577 | 3,3 |
| 71 | Dierdorf, Königsberger Straße 12 |  | Discounter | KiK, Fessnapf | 1.391 | 0,0% | 9,28 | 12.908 | 154.892 | 7,8 |
| 72 | Weilheim, Lohgasse 4 |  | Discounter | Netto | 1.824 | 0,0% | 4,83 | 8.810 | 105.717 | 0,8 |

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| 73 | Seebach, Am Rötelstein 3 / Dicelstraße 7 |  | Local retail centre | Nahkauf (REWE) | 1.147 | 3,8% | 6,39 | 7.051 | 84.609 | 3,3 |
| 74 | Halberstadt, Breiter Weg 13 |  | Local retail centre | TEDi | 1.586 | 35,2% | 5,35 | 5.500 | 66.000 | 5,0 |
| 75 | Freiberg, Abraham-von-Schönburg-Straße 3 |  | Discounter | Netto | 1.117 | 0,0% | 11,18 | 12.492 | 149.905 | 0,6 |
| 76 | Waldbröl, Kaiserstraße 36 |  | Discounter | Rossmann | 938 | 0,0% | 6,30 | 5.911 | 70.935 | 1,3 |

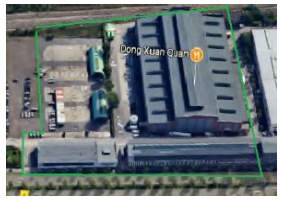
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**DKR Portfolio**

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|---|---|---|---|---|---|---|---|---|---|---|
| 77 | Leipzig Dong Xuang, Maximilianallee 18-20 |  | Retail park | Multiple tenants | 8.692 | 15,0% | 9,08 | 67.060 | 804.720 | Unlimited |
| 78 | Pfullingen, Römerstraße 166 |  | Wholesale market | EDEKA C+C | 5.840 | 0,0% | 3,39 | 19.826 | 237.916 | 2,3 |
| 79 | Torgelow, Pasewalker Straße 5-8 |  | Retail park | OBI, REWE, Dänisches Bettenlager | 11.354 | 0,0% | 5,51 | 62.583 | 751.000 | 5,6 |
| 80 | Sassnitz, Gewerbepark 9 |  | DIY | Hagebaumarkt | 4.063 | 0,0% | 4,30 | 17.466 | 209.592 | 4,3 |

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| 81 | Unterwellenborn, Kronacher Straße 1,7 |  | DIY | OBI | 8.487 | 0,0% | 5,11 | 43.333 | 520.000 | 3,3 |
| 82 | Angermünde, Rudolf-Breitscheid-Straße 27 |  | Local retail centre | Norma, Pharmacy | 4.844 | 26,0% | 6,72 | 24.068 | 288.817 | 3,4 |
| 83 | Niesky II, Rothenburger Straße 23 |  | Discounter | Penny | 1.083 | 0,0% | 9,55 | 10.345 | 124.134 | 12,7 |
| 84 | Elsterwerda - Elster Center, Lauchhammerstraße 60 /167 |  | Retail park | REWE Center, toom | 34.753 | 0,2% | 4,33 | 150.341 | 1.804.086 | 5,4 |

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| 85 | Werdau, Stiftstraße 6-8 |  | Hypermarket | Kaufland, Roller | 39.405 | 5,1% | 5,22 | 195.002 | 2.340.022 | 3,5 |
| 86 | Weißwasser, Sachsendamm 32 |  | Hypermarket | Kaufland, Hammer | 13.390 | 2,4% | 6,77 | 88.438 | 1.061.251 | 2,9 |
| 87 | Bad Sachsa, Marktstraße 43/44 |  | Local retail centre | ALDI | 1.712 | 15,4% | 8,50 | 12.322 | 147.868 | 2,5 |
| 88 | Reinsdorf - Vielau-Center, Hof 13 |  | Local retail centre | EDEKA | 1.408 | 0,0% | 5,66 | 7.969 | 95.622 | 5,3 |

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| 89 | Rudolstadt, Oststraße 53 |  | Wholesale market | Metro-Group | 2.888 | 0,0% | 3,75 | 10.833 | 130.000 | 4,6 |
| 90 | Salzwedel, Feldstraße 25a |  | Wholesale market | Metro-Group | 5.326 | 0,0% | 2,82 | 15.000 | 180.000 | 1,7 |
| 91 | Uelzen, Im Neuen Felde 42 |  | Wholesale market | Metro-Group | 3.300 | 0,0% | 2,53 | 8.333 | 100.000 | 1,7 |
| 92 | Wolgast, Leeranerstraße 4 |  | Wholesale market | Metro-Group | 2.879 | 0,0% | 3,47 | 10.000 | 120.000 | 4,6 |

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| 93 | Frankfurt (Oder), Nuhnenstraße 19 |  | DIY | toom | 8.056 | 0,0% | 5,12 | 41.250 | 495.000 | 5,6 |
| 94 | Schwedt (Oder), Handelsstraße 23, 26 |  | Retail park | Roller GmbH & Co. KG | 12.057 | 0,0% | 5,03 | 60.592 | 727.104 | 5,5 |
| 95 | Altentreptow II, Grüner Gang 10 |  | Local retail centre | REWE | 1.121 | 0,0% | 9,88 | 11.080 | 132.959 | 3,3 |
| 96 | Erkner, Neu Zittauer Straße 41 |  | Retail park | Penny | 6.523 | 3,1% | 5,39 | 34.034 | 408.408 | 2,7 |

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# DKRs portfolio as at 30 September 2020



| DKR Portfolio | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| # | Address | | Use | Tenant | Rental space sqm | Vacancy % | Rent level €/sqm | Monthly rent € p.m. | Annual rent € p.a. | WALT years |
| 97 | Mainleus, Tiefe Äcker 1 |  | Discounter | Netto | 1.037 | 0,0% | 7,71 | 8.000 | 96.000 | 2,0 |
| 98 | Merseburg, Lassallestraße 27 |  | Local retail centre | REWE | 1.700 | 0,0% | 9,16 | 15.574 | 186.890 | 3,3 |
| 99 | Weida, Turmstraße 33 |  | Discounter | Netto | 1.157 | 0,0% | 10,30 | 11.917 | 143.005 | 7,1 |
| 100 | Dortmund, Martener Straße 300 |  | Discounter | Netto | 1.465 | 6,5% | 7,81 | 10.700 | 128.400 | 12,0 |

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# DKRs portfolio as at 30 September 2020



| DKR Portfolio | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| # | Address | | Use | Tenant | Rental space sqm | Vacancy % | Rent level €/sqm | Monthly rent € p.m. | Annual rent € p.a. | WALT years |
| 101 | Goslar, Gerhard-Weule-Straße 1 |  | Wholesale market | Metro-Group | 4.850 | 0,0% | 4,30 | 20.833 | 250.000 | 4,2 |
| 102 | Lünen, Kupferstraße 15 |  | Retail park | Reno, Dänisches Bettenlager | 5.910 | 0,0% | 5,37 | 31.714 | 380.569 | 2,2 |
| 103 | Hof, Michaelsbrücke 2 |  | Local retail centre | Media Markt | 7.767 | 13,0% | 7,10 | 47.973 | 575.670 | 6,8 |
| 104 | Greifswald II, Hans-Beimler-Straße 1-3 |  | Local retail centre | Futterhaus, Europa Hotel | 6.598 | 8,6% | 6,49 | 39.128 | 469.533 | 7,0 |

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# DKRs portfolio as at 30 September 2020



| DKR Portfolio | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| # | Address | | Use | Tenant | Rental space sqm | Vacancy % | Rent level €/sqm | Monthly rent € p.m. | Annual rent € p.a. | WALT years |
| 105 | Ritterhude , Otto-Hahn-Straße 1 |  | Retail park | toom | 9.800 | 0,0% | 3,93 | 38.500 | 462.000 | 7,5 |
| 106 | Grevenbroich I, Kölner Straße 38-46 |  | Retail park | C&A Mode, DM | 11.849 | 43,2% | 12,04 | 81.045 | 972.535 | 2,1 |
| 107 | Wendorf, Albert-Schweitzer-Straße 8 |  | Retail park | Thomas Philipps | 2.100 | 0,0% | 4,19 | 8.800 | 105.600 | 8,1 |
| 108 | Bad Harzburg, Landstraße 33 |  | Local retail centre | EDEKA | 3.976 | 0,0% | 7,75 | 30.833 | 370.000 | 7,3 |

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# DKRs portfolio as at 30 September 2020



| DKR Portfolio | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| # | Address | | Use | Tenant | Rental space sqm | Vacancy % | Rent level €/sqm | Monthly rent € p.m. | Annual rent € p.a. | WALT years |
| 109 | Wunsiedel, Hofer Straße 5-7 |  | Local retail centre | Norma | 2.702 | 0,0% | 7,82 | 21.114 | 253.371 | 6,8 |
| 110 | Mülsen St. Jacob, Dresdener Straße 1 |  | Discounter | Netto | 1.137 | 0,0% | 9,31 | 10.588 | 127.058 | 5,1 |
| 111 | Stendal - Altmarkt Forum, Dr.-Kurt-Schumacher-Straße 1-5 |  | Hypermarket | Kaufland, Woolworth | 12.115 | 14,0% | 7,36 | 76.661 | 919.934 | 5,8 |
| 112 | Königsbrück, Kornweg 2 |  | Discounter | Netto | 1.106 | 0,0% | 7,01 | 7.750 | 93.000 | 6,6 |

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# DKRs portfolio as at 30 September 2020



| DKR Portfolio | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| # | Address | | Use | Tenant | Rental space sqm | Vacancy % | Rent level €/sqm | Monthly rent € p.m. | Annual rent € p.a. | WALT years |
| 113 | Leipzig Portitz-Treff, Tauchaer Straße 260 |  | Local retail centre | TS Markt, Thomas Philipps | 7.360 | 2,3% | 6,36 | 45.727 | 548.729 | 2,4 |
| 114 | Quedlinburg, Weyhegarten 1 |  | Local retail centre | EDEKA | 3.924 | 10,0% | 7,35 | 25.953 | 311.435 | 7,4 |
| 115 | Wolfen, Steinfurther Straße 37 |  | Discounter | Netto | 900 | 0,0% | 8,33 | 7.500 | 90.000 | 5,1 |
| 116 | Wurzen, Dr.-Külz-Straße 9 |  | Discounter | Diska | 1.556 | 0,0% | 7,39 | 11.500 | 138.000 | 7,1 |

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# DKRs portfolio as at 30 September 2020

| DKR Portfolio | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| # | Address | | Use | Tenant | Rental space sqm | Vacancy % | Rent level €/sqm | Monthly rent € p.m. | Annual rent € p.a. | WALT years |
| 117 | Döberitz, Bammer Weg 2 |  | Discounter | Norma | 906 | 0,0% | 4,97 | 4.500 | 54.000 | Unlimited |
| 118 | Eggesin, Bahnhofstraße 13 |  | Discounter | Netto | 1.167 | 0,0% | 8,99 | 10.491 | 125.896 | 6,9 |
| 119 | Lübz, Werder Straße 21b |  | Discounter | Lidl | 1.692 | 0,0% | 7,21 | 12.199 | 146.388 | 5,5 |
| 120 | Grevenbroich II - Montanushof, Ostwall 31 |  | Hypermarket | Kaufland, Rossmann | 27.751 | 20,3% | 8,80 | 194.627 | 2.335.528 | 6,8 |

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# DKRs portfolio as at 30 September 2020



| DKR Portfolio | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| # | Address | | Use | Tenant | Rental space sqm | Vacancy % | Rent level €/sqm | Monthly rent € p.m. | Annual rent € p.a. | WALT years |
| 121 | Fürstenwalde, Juri-Gagarin-Straße 43 |  | Retail park | KiK, TEDi | 1.450 | 0,0% | 6,83 | 9.900 | 118.800 | 4,0 |
| 122 | Chemnitz Vita-Center , Wladimir-Sagorski-Straße 20,22,24 |  | Local retail centre | REWE, Aldi, DM | 39.935 | 19,2% | 6,67 | 215.166 | 2.581.986 | 7,0 |
| 123 | Möser, Rosenweg/Krokusweg 14 |  | Local retail centre | Groschenmarkt, Altmärker Getränkevertriebs GmbH | 1.149 | 17,4% | 3,98 | 3.778 | 45.332 | 2,6 |
| 124 | Laufach, Hauptstraße 34 |  | Discounter | Tegut | 915 | 0,0% | 8,74 | 8.000 | 96.000 | 3,8 |

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# DKRs portfolio as at 30 September 2020



| DKR Portfolio | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| # | Address | | Use | Tenant | Rental space sqm | Vacancy % | Rent level €/sqm | Monthly rent € p.m. | Annual rent € p.a. | WALT years |
| 125 | Roßwein, Haßlauer Straße 1 |  | Local retail centre | EDEKA, TEDi, KiK | 2.891 | 0,0% | 3,40 | 9.839 | 118.062 | 5,8 |
| 126 | Brandenburg an der Havel, Upstallstraße 3 |  | DIY Store | Hellweg | 7.931 | 0,0% | 5,95 | 47.199 | 566.390 | 11,3 |
| 127 | Chemnitz, Zschopauer Strasse 273 |  | DIY Store | Hellweg | 6.494 | 0,0% | 5,52 | 35.848 | 430.181 | 11,3 |
| 128 | Gronau, Maybachstraße 2 |  | DIY Store | Hellweg | 9.350 | 0,0% | 6,45 | 60.335 | 724.017 | 11,3 |

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# DKRs portfolio as at 30 September 2020



| DKR Portfolio | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| # | Address | | Use | Tenant | Rental space sqm | Vacancy % | Rent level €/sqm | Monthly rent € p.m. | Annual rent € p.a. | WALT years |
| 129 | Kreuztal, Siegener Straße 210 |  | DIY Store | Hellweg | 8.962 | 0,0% | 7,09 | 63.546 | 762.552 | 11,3 |
| 130 | Staßfurt, Förderstedter Straße 7 |  | DIY Store | Hellweg | 6.193 | 0,0% | 5,35 | 33.160 | 397.925 | 11,3 |
| 131 | Wolfenbüttel, Schweigerstraße 13 |  | DIY Store | Hellweg | 9.245 | 0,0% | 7,48 | 69.135 | 829.617 | 11,3 |
| 132 | Zeitz, Weißenfelser Straße 120 |  | DIY Store | Hellweg | 7.200 | 0,0% | 5,35 | 38.552 | 462.629 | 11,3 |

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# DKRs portfolio as at 30 September 2020



| DKR Portfolio | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| # | Address | | Use | Tenant | Rental space sqm | Vacancy % | Rent level €/sqm | Monthly rent € p.m. | Annual rent € p.a. | WALT years |
| 133 | Genthin, Altmärkerstraße 5 |  | Discounter | NP | 1.275 | 22,1% | 5,34 | 5.300 | 63.595 | 5,2 |
| 134 | Kenn, Am Kenner Haus 20 |  | Hypermarket | Real | 11.636 | 0,0% | 13,37 | 155.596 | 1.867.154 | 1,3 |
| 135 | Herzebrock-Clarholz, Clarholzer Straße 53 |  | Discounter | Netto | 976 | 0,0% | 11,97 | 11.682 | 140.186 | 0,6 |
| 136 | Gera, Thüringer Straße 26 |  | Hypermarket | Kaufland, Hammer, RENO | 23.788 | 28,5% | 11,54 | 196.357 | 2.356.284 | 4,9 |

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# DKRs portfolio as at 30 September 2020



| DKR Portfolio | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| # | Address | | Use | Tenant | Rental space sqm | Vacancy % | Rent level €/sqm | Monthly rent € p.m. | Annual rent € p.a. | WALT years |
| 137 | Grimma, Gerichtswiesen 39 |  | Retail Park | Kaufland, ALDI, Rossmann | 15.526 | 13,8% | 10,09 | 135.023 | 1.620.272 | 3,6 |
| 138 | Schönwalde-Glien, Alter Wansdorfer Weg 2 |  | Discounter | Netto | 1.089 | 0,0% | 9,92 | 10.800 | 129.600 | 3,8 |
| 139 | Eisenhüttenstadt III, Nordpassage 1 |  | Retail Park | EDEKA, Rossmann, Hammer | 32.992 | 27,2% | 7,37 | 177.208 | 2.126.490 | 5,1 |
| 140 | Beratzhausen, Staufferstraße 7 |  | Discounter | N/A | 1.116 | 100,0% | 0,00 | 0 | 0 | N/A |

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# DKRs portfolio as at 30 September 2020

| DKR Portfolio | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| # | Address | | Use | Tenant | Rental space sqm | Vacancy % | Rent level €/sqm | Monthly rent € p.m. | Annual rent € p.a. | WALT years |
| 141 | Chamerau, In der Grube 2 |  | Discounter | EDEKA | 1.253 | 0,0% | 4,71 | 5.901 | 70.813 | 1,6 |
| 142 | Falkenstein, Regensburger Straße 12 |  | Discounter | EDEKA | 1.328 | 0,0% | 8,48 | 11.262 | 135.144 | 3,7 |
| 143 | Fürstenstein, Vilshofener Straße 13 |  | Discounter | EDEKA | 1.245 | 0,0% | 5,96 | 7.416 | 88.988 | 5,1 |
| 144 | Ingolstadt, Krumenauer Straße 58 |  | Discounter | EDEKA | 1.398 | 0,0% | 5,69 | 7.950 | 95.405 | 1,7 |

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# DKRs portfolio as at 30 September 2020



| DKR Portfolio | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| # | Address | | Use | Tenant | Rental space sqm | Vacancy % | Rent level €/sqm | Monthly rent € p.m. | Annual rent € p.a. | WALT years |
| 145 | Lam, Arberstraße 74 |  | Discounter | EDEKA | 975 | 0,0% | 5,64 | 5.500 | 66.000 | 5,5 |
| 146 | Neunburg vorm Wald, Ambergerstraße 14 |  | DIY Store | BAUDI | 1.255 | 0,0% | 5,73 | 7.197 | 86.362 | 4,7 |
| 147 | Obertraubling, Edekastraße 5 |  | Discounter | Fleisch House | 1.124 | 0,0% | 4,72 | 5.300 | 63.600 | 8,1 |
| 148 | Pocking, Marktplatz 5b |  | Discounter | EDEKA | 686 | 0,0% | 7,44 | 5.104 | 61.250 | 5,1 |

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# DKRs portfolio as at 30 September 2020



| DKR Portfolio | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| # | Address | | Use | Tenant | Rental space sqm | Vacancy % | Rent level €/sqm | Monthly rent € p.m. | Annual rent € p.a. | WALT years |
| 149 | Rinchnach, Herrnmühle 2 |  | Discounter | EDEKA | 1.195 | 0,0% | 5,39 | 6.438 | 77.250 | 5,1 |
| 150 | Ruderting, Passauer Straße 26b |  | Discounter | EDEKA | 3.116 | 6,8% | 5,68 | 16.487 | 197.841 | 1,5 |
| 151 | Salzweg, Bayerwaldstraße 1a |  | Discounter | EDEKA | 1.240 | 0,0% | 4,85 | 6.010 | 72.123 | 5,1 |
| 152 | Scheyern, Fernhagener Straße 1-3 |  | Discounter | EDEKA | 949 | 0,0% | 8,67 | 8.229 | 98.748 | 1,7 |

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# DKRs portfolio as at 30 September 2020



| DKR Portfolio | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| # | Address | | Use | Tenant | Rental space sqm | Vacancy % | Rent level €/sqm | Monthly rent € p.m. | Annual rent € p.a. | WALT years |
| 153 | Schöllnach, Gewerbepark Leutzing 2 |  | Discounter | EDEKA | 1.162 | 0,0% | 5,84 | 6.784 | 81.412 | 4,7 |
| 154 | Sehmatal (Neudorf), Crottendorfer Straße 3 |  | Discounter | Diska | 1.093 | 0,0% | 5,95 | 6.500 | 78.000 | 3,8 |
| 155 | Spiegelau, Konrad-Wilsdorf-Straße 1a |  | Discounter | EDEKA | 1.270 | 0,0% | 8,67 | 11.013 | 132.160 | 0,3 |
| 156 | Untergriesbach, Kreuzwiesenweg 1 |  | Discounter | EDEKA | 1.414 | 0,0% | 6,25 | 8.836 | 106.034 | 0,3 |

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# DKRs portfolio as at 30 September 2020



| DKR Portfolio | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| # | Address | | Use | Tenant | Rental space sqm | Vacancy % | Rent level €/sqm | Monthly rent € p.m. | Annual rent € p.a. | WALT years |
| 157 | Viechtach, Mönchshofstraße 60 |  | Discounter | EDEKA | 1.104 | 0,0% | 5,30 | 5.846 | 70.154 | 1,7 |
| 158 | Wald (Rossbach), Bahnhofstraße 3 |  | Discounter | EDEKA | 1.539 | 0,0% | 5,60 | 8.621 | 103.453 | 1,6 |
| 159 | Wegscheid, Passauer Straße 78 |  | Discounter | EDEKA | 1.546 | 0,0% | 4,75 | 7.342 | 88.101 | 1,6 |
| 160 | Windorf (Hidring), Turmstraße 2a |  | Discounter | EDEKA | 922 | 0,0% | 4,85 | 4.468 | 53.614 | 5,1 |

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# DKRs portfolio as at 30 September 2020



| DKR Portfolio | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| # | Address | | Use | Tenant | Rental space sqm | Vacancy % | Rent level €/sqm | Monthly rent € p.m. | Annual rent € p.a. | WALT years |
| 157 | Viechtach, Mönchshofstraße 60 |  | Discounter | EDEKA | 1.104 | 0,0% | 5,30 | 5.846 | 70.154 | 1,7 |
| 158 | Wald (Rossbach), Bahnhofstraße 3 |  | Discounter | EDEKA | 1.539 | 0,0% | 5,60 | 8.621 | 103.453 | 1,6 |
| 159 | Wegscheid, Passauer Straße 78 |  | Discounter | EDEKA | 1.546 | 0,0% | 4,75 | 7.342 | 88.101 | 1,6 |
| 160 | Windorf (Hidring), Turmstraße 2a |  | Discounter | EDEKA | 922 | 0,0% | 4,85 | 4.468 | 53.614 | 5,1 |
| 161 | Rövershagen, Rosengrund 1-2 |  | Local retail centre | Penny, Getränkemarkt | 1.901 | 0,0% | 9,33 | 17.738 | 212.861 | 5,4 |
| **Portfolio in total as at 30.09.2020** | | | | | **899.853** | **9,9%** | **6,48** | **5.254.173** | **63.050.071** | **5,4** |

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# DKRs portfolio as at 30 September 2020



| DKR Portfolio | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| # | Address | | Use | Tenant | Rental space sqm | Vacancy % | Rent level €/sqm | Monthly rent € p.m. | Annual rent € p.a. | WALT years |
| 162 | Zerbst, Heidetorplatz 8-28 |  | Local retail centre | Netto, Takko | 2.548 | 0,0% | 7,11 | 18.125 | 217.500 | 4,6 |
| 163 | Stendal III, Gneisenaustraße 2 a-e |  | Retail Park | Roller, Dänisches Bettenlager, Tedox | 19.777 | 0,0% | 5,34 | 105.555 | 1.266.664 | 7,7 |
| 164 | Schöneck, Oelsnitzer Straße 6 |  | Discounter | Diska | 1.386 | 0,0% | 5,16 | 7.153 | 85.836 | 3,4 |
| 165 | Parchim, Ludwigsluster Straße 29 u. 33 |  | Discounter | Diska | 12.978 | 11,2% | 5,85 | 67.414 | 808.967 | 2,9 |

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# DKRs portfolio as at 30 September 2020



| DKR Portfolio | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| # | Address | | Use | Tenant | Rental space sqm | Vacancy % | Rent level €/sqm | Monthly rent € p.m. | Annual rent € p.a. | WALT years |
| 166 | Neu-Anspach, Hans-Böckler-Strasse 9 |  | Local retail centre | REWE, Rossmann | 5.733 | 0,0% | 8,14 | 46.661 | 559.937 | 4,1 |
| 167 | Mölln, Wasserkrüger Weg 127 a/b |  | Local retail centre | Multiple tenants | 5.126 | 13,2% | 6,19 | 27.527 | 330.326 | 3,9 |
| 168 | Blankenstein, Selbitzplatz/ Hauptstraße 17 |  | Local retail centre | EDEKA | 1.321 | 0,0% | 7,00 | 9.250 | 111.000 | 6,1 |
| 169 | Wrestedt, Bahnhofstraße 65 |  | Discounter | NETTO | 1.087 | 0,0% | 8,47 | 9.207 | 110.483 | 5,8 |
| 170 | Freital, Wilsdruffer Straße 122 -126 |  | Local retail centre | Fressnapf | 1.701 | 0,0% | 8,82 | 15.002 | 180.020 | 3,4 |
| **Portfolio Pro forma including notarised properties as at 30.09.2020** | | | | | **951.509** | **9,62%** | **6,47** | **5.560.067** | **66.720.805** | **5,5** |

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