

OUR ASPIRATION?

# EXCELLENCE IN ALL DEPARTMENTS.

DISCOVER AURELIS



HOW WE PURCHASE?

## SUPER FAST



HOW WE LET  
PROPERTY?

## HYPER FLEXIBLY



HOW WE WORK?

## AS PROBLEM- SOLVERS



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## WELCOME TO AURELIS.

There are companies that specialize in a particular field – and then there's **Aurelis** which covers all areas related to the property value chain and combines various teams of experts. In this way, we can act as partners in supporting projects flexibly whatever direction they may take.

This ability to see and think the big picture is what sets us apart. Find out more about us here and take a deep dive into our company.

**Aurelis** is a single source provider offering all these services:

- **ACQUISITIONS**  
Buying land and properties with value add potential
- **DEVELOPMENT**  
Developing urban planning concepts and supporting land-use processes up to the building permit stage, as well as the design, redevelopment conversion and the new construction of real estate
- **ASSET & PROPERTY MANAGEMENT**  
Preserving and enhancing the value of our portfolio, letting, actively supporting tenants
- **SALES**  
Selling selected, newly constructed or freshly refurbished, rented projects depending on the market situation and demand – the sales proceeds are used to invest in the quality and quantity of our portfolio



## OUR STRATEGY?

# TWO PILLARS AND ONE CREDO.

### DEVELOPMENT AND ASSET & PROPERTY MANAGEMENT

The Aurelis corporate strategy is based on the two pillars of Development and Asset & Property Management. In the Development Division, we develop appropriate concepts for brownfield sites to transform them into properties ready for construction. We also build, refurbish and extend buildings – from business parks to distribution centers and office buildings.

In the Asset & Property Management Division, we attend to our tenants and ensure that our existing portfolio pre-serves and increases its value.

### ENHANCING AND REALIZING VALUE

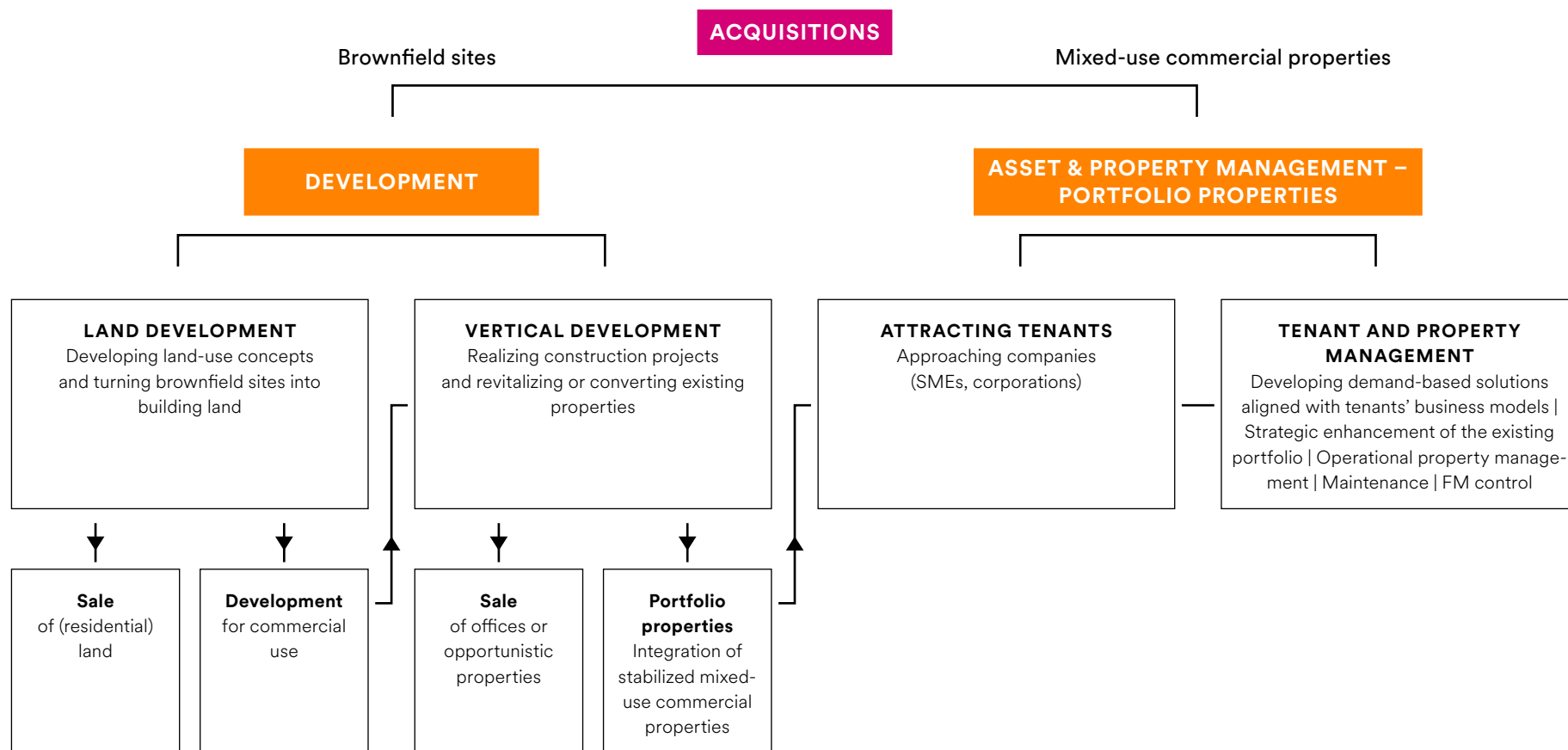
In order to be able to systematically invest in our portfolio, we primarily sell our residential sites once we have developed them to the point of construction, as well as rented new office buildings. We use the proceeds to buy brownfield sites and properties with potential for value appreciation. We then transform these into new vibrant business districts.

### OUR CREDO

IN ORDER TO BE ABLE TO ACCOMPANY  
OUR CLIENTS FLEXIBLY, WE DEVELOP REAL  
ESTATE WITH A HOLISTIC APPROACH AND  
MAP ALL ACTIVITIES ALONG THE VALUE  
CHAIN.

## OUR BUSINESS MODEL?

# FOR OUR CLIENTS EVERYTHING FROM A SINGLE SOURCE.



## SUCCESSFUL ACQUISITION?

# A QUESTION OF EXPERTISE.

### INVESTMENTS IN BROWNFIELD SITES AND COMMERCIAL BUILDINGS

Whether we're talking about business parks, warehouses, disused factories or brownfield sites – the most interesting properties for us are those where we can leverage our expertise to the fullest extent. We turn unattractive sites into vibrant districts and buildings with a maintenance backlog into modern rental space. We have the necessary financial strength, take decisions quickly and are a reliable partner in the acquisition process.

### WHAT WE'RE LOOKING FOR

#### LOCATION

- Metropolitan regions and well-connected locations in Germany
- Industrial and logistics clusters

#### PROPERTIES

- From 30,000 m<sup>2</sup>
- Green- and brownfield sites
- Developed or undeveloped
- With or without construction planning permission (in future, also for district developments)
- Soil contamination is not a deal breaker

#### BUILDINGS

- Industrial facilities
- Warehouses/logistics facilities
- Manufacturing facilities
- Business parks
- Other commercial properties

#### RISK PROFILE

- Value-add
- Manage-to-core
- Opportunistic

#### PROPERTY CONDITION

- Vacant or partially vacant
- Let with short remaining lease term and appreciation potential
- Maintenance backlog and need for renovation are not deal breakers

#### INVESTMENT VOLUME

- Total investment from € 20 million (incl. additional costs and investment in the property)
- Target net annual basic rent > € 0.5 million

#### TRANSACTION TYPE

- Asset Deal
- Sale-and-lease-back
- One-off and portfolio transactions







## CREATING NEW LOCATIONS?

# THAT'S OUR BUSINESS.

### WE DEVELOP PROJECTS END-TO-END

Disused sites become reinvigorated locations, unpopular buildings are turned into fully let commercial gems – when we take on a project at Aurelis, there's one thing you can be sure of: everything will become a lot more attractive. Thus, since 2007, we have created residential space for around 208,000 people complete with associated social infrastructure, plus commercial uses to accommodate around 156,000 employees. In all these projects, we liaise closely with the local authorities and incorporate their ideas and requirements into our concepts.

### ACCORDING TO THE WISHES OF OUR TENANTS

Our future tenants often have specific ideas regarding their new commercial space. In any case, we mutually develop a property concept ensuring

the best possible support for their processes. We have already implemented these built-to-suit projects for various industrial sectors – always within the given time and cost frame.

### STABLE VALUE WITH HIGH DEMAND

Most of our newly built or refurbished offices, properties for commercial operations and public administration are located close to city centers in German metropolitan regions – top locations which attract SMEs as well as corporations or public institutions.

The demand for stabilized properties is also high on the investor side. By selling selected properties, we realize the value of our managed-to-core projects.



**TURNING  
BROWNFIELDS  
INTO VIBRANT  
DISTRICTS**



**CLOSE  
COLLABORATION  
WITH LOCAL  
AUTHORITIES**



**NEW BUILDINGS  
ADAPTED TO  
TENANTS' NEEDS**



**REVITALIZATION  
OR CONVERSION OF  
EXISTING BUILDINGS –  
ALWAYS AN OPTION,  
EVEN AFTER MOVING IN**





**NUREMBERG |  
KOHLENHOF COMMERCIAL DISTRICT**

This 10-ha area right beside the S-Bahn station and within walking distance of the Old Town was unused for two decades. Aurelis is revitalizing this location, redeveloping it and adding new buildings. So far, 83,000 m<sup>2</sup> of office space has been created or is in the process of realization. Prestigious companies have already settled here. And there is further development potential.



## OUR MAIN CLAIM TO FAME?

# PROBLEM SOLVER.

### INDIVIDUAL SOLUTIONS FOR OUR TENANTS

The people working in our Asset & Property Management Division show one quality above all: an open ear for our tenants' concerns. We try to understand their business model and processes and, armed with this knowledge, act as their supporting partners. Also when problems arise, we are quick off the mark to find the right solutions. After all, we're not just good at listening but also at responding flexibly.

### AURELIS IS ...

#### ... versatile

Many sectors are finding a home in our existing properties and new buildings – from production to distribution up to research + development

#### ... customized

We develop spatial concepts in such a way that they are precisely tailored to the company's processes – after consulting with our tenants

#### ... flexible

We adapt contracts to fit the needs of our tenants – short or long term leases, with individual contributions or as full-service packages

#### ... reliable

We are the dedicated and permanent point of contact for all concerns – thanks to our tenant support, building management and project development from a single source



PROPERTIES THAT FIT THE BILL



SOLUTIONS FOR MANY SECTORS AND COMPANY SIZES



INDIVIDUAL SERVICES



A SINGLE SOURCE PROVIDER



**BREMEN | LUDWIG-ERHARD-STRASSE DISTRIBUTION CENTER**

Aurelis has various properties in the area of Bremen's freight center which are let to various distribution and logistics companies. One new building of over 15,000 m<sup>2</sup> with accompanying offices has been certified with DGNB gold standard according to the German Sustainable Building Council.



## OUR PRODUCT RANGE?

# REMARKABLE.

It's good to talk about success. But it's even better to present more of Aurelis' projects and let them speak for themselves.

### **PARTICULARLY FLEXIBLE?**

#### **THE AURELIS UNTERNEHMERPARK**

Our Unternehmerparks are situated in peripheral locations of metropolitan regions and impress with many attractive features. They are well connected to public transport and road networks. They have a well-conceived access concept and parking spaces. Warehouse and office spaces as well as service areas can be flexibly combined. Retrospective space adjustments are generally possible. We develop the technical equipment and a sustainable energy supply together with our tenants.

Our goal? A business campus with a uniform appearance, combining high functionality with quality of life. We want our tenants to feel comfortable at our Unternehmerparks and above all allow them to concentrate on their business.





**BERLIN | UNTERNEHMERPARK BER**

In the immediate vicinity of the BER Airport, we are building a mix of Unternehmerpark units and logistics halls in three construction phases on a plot of 12.4 ha. We will also put the necessary transport infrastructure in place and provide ecological compensation measures.





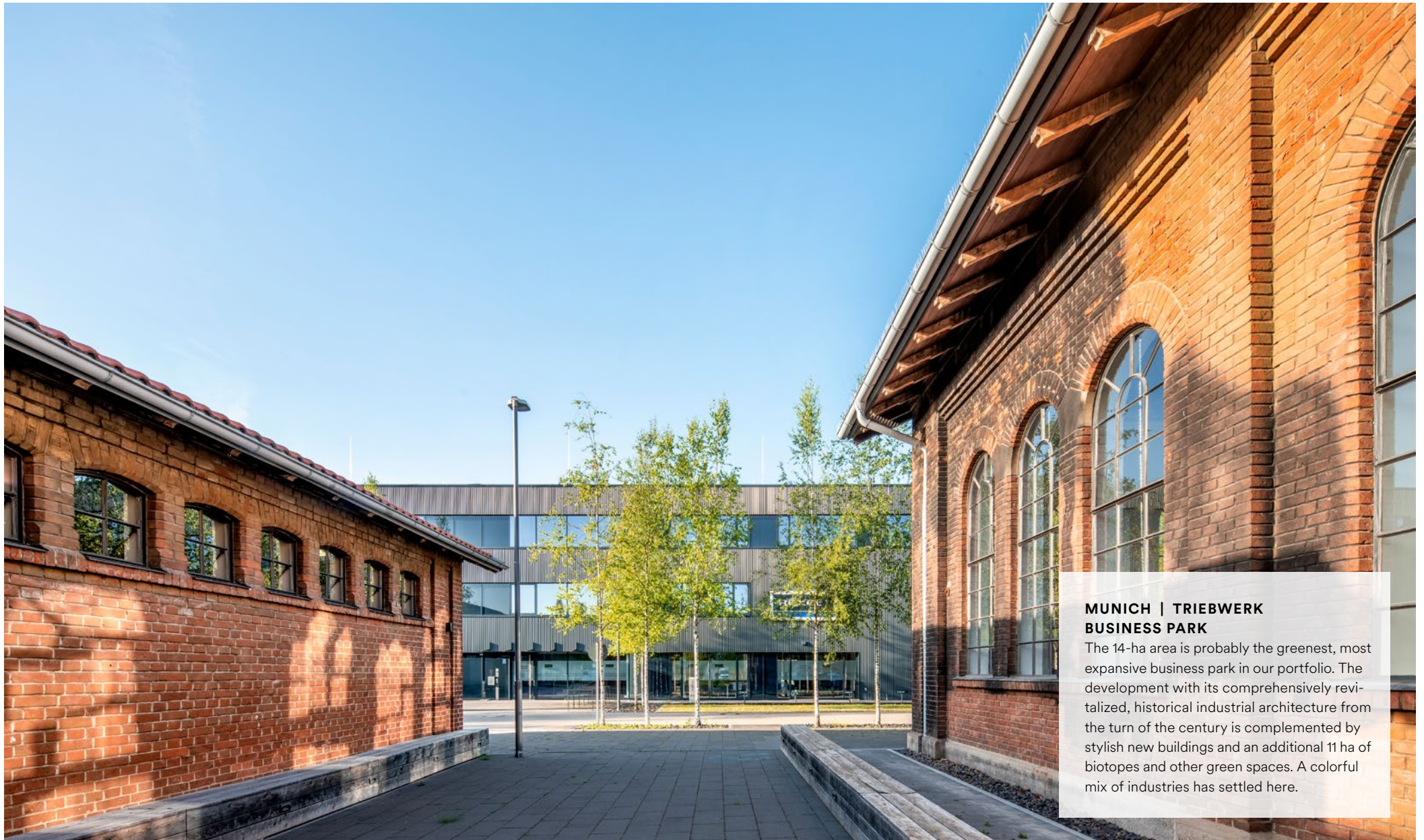
### **MANNHEIM | TURBINENWERK BUSINESS PARK**

In close cooperation with the municipality of Mannheim, Aurelis is developing the approximately 20-ha site into a modern, integrated commercial quarter. In this context, buildings are being comprehensively modernized, refurbished or constructed as entirely new buildings. An Aurelis Unternehmerpark is also planned on the edge of the site. Our first own building construction project, a parking garage with 740 parking spaces, a photovoltaic system and a green façade, has been in operation since July 2023.









**MUNICH | TRIEBWERK  
BUSINESS PARK**

The 14-ha area is probably the greenest, most expansive business park in our portfolio. The development with its comprehensively revitalized, historical industrial architecture from the turn of the century is complemented by stylish new buildings and an additional 11 ha of biotopes and other green spaces. A colorful mix of industries has settled here.





#### **DUISBURG | QUARTIER 1**

In the immediate vicinity of Duisburg's main train station, Quartier 1 has been developed during a period of around 8 years, extending over a total area of 31,000 m<sup>2</sup>. Aurelis developed and marketed several high-rise projects here providing a total of 112,500 m<sup>2</sup> gross floor area (GFA) of office space.

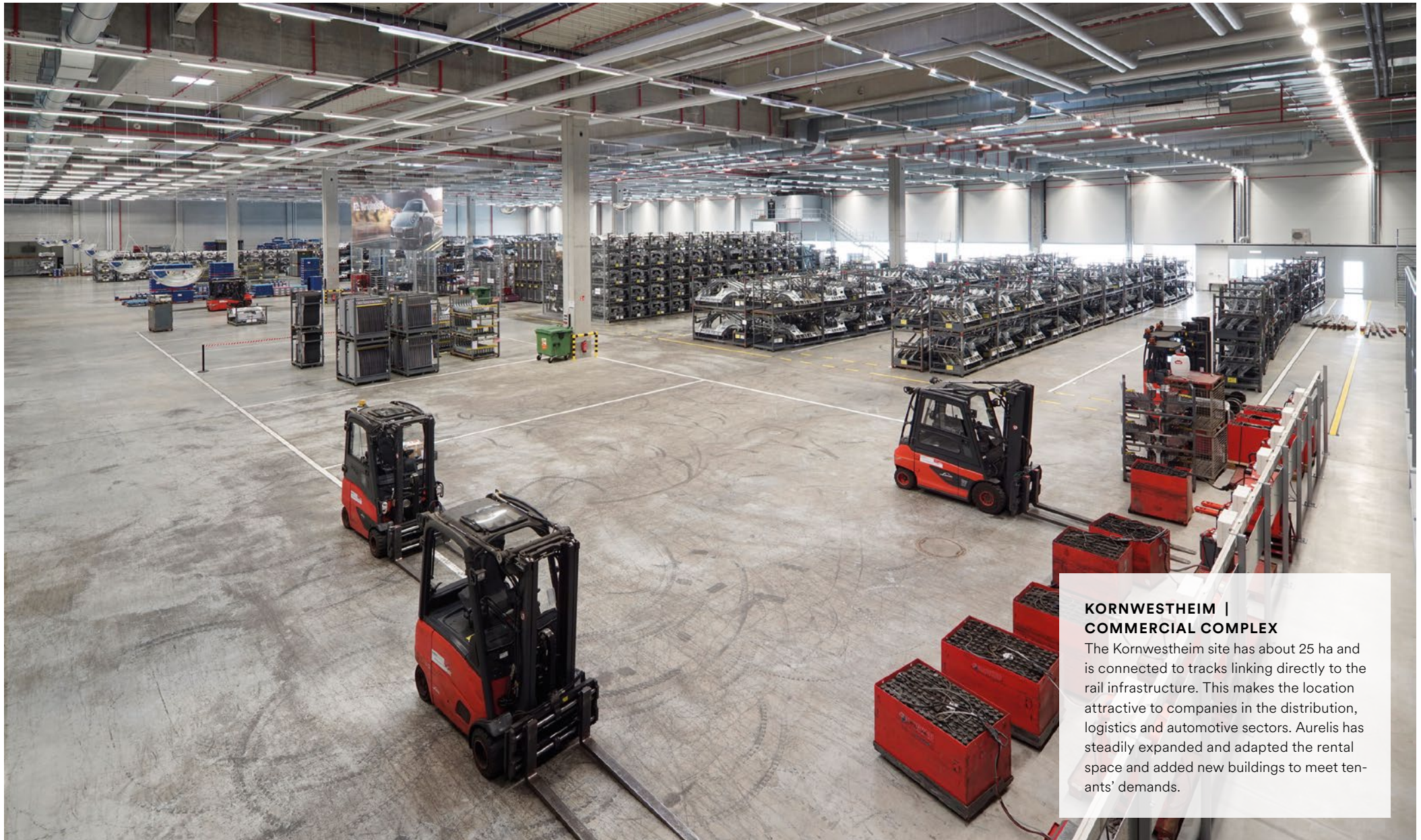




**MUNICH | TECHNOLOGY  
PARK DETMOLDSTRASSE**

On a 9,500 m<sup>2</sup> plot of land in the immediate vicinity of the BMW Group's research and innovation center (FIZ), we have constructed a multifunctional building with two-story halls. The rental space totaling 9,000 m<sup>2</sup> is currently leased to a provider of battery storage solutions, a logistics company and a service provider from the engineering sector.





**KORNWESTHEIM |  
COMMERCIAL COMPLEX**

The Kornwestheim site has about 25 ha and is connected to tracks linking directly to the rail infrastructure. This makes the location attractive to companies in the distribution, logistics and automotive sectors. Aurelis has steadily expanded and adapted the rental space and added new buildings to meet tenants' demands.

## GREEN?

# THAT'S WHAT WE'RE PASSIONATE ABOUT.

### PROPERTIES FOR A FUTURE WORTH LIVING

There's scarcely another sector where it's more important to factor in sustainability aspects and prudent management of resources than in the construction and real estate sector. That's why it's important to us to make our contribution to the environment – and not to seal any new areas but to keep our ecological footprint as small as possible.

### AURELIS IS COMMITTED TO ENVIRONMENTAL PROTECTION

- Recycling – We save materials exposed during refurbishment or demolition work and put them to alternative uses
- Preserving existing structures – We reuse existing materials and protect historical industrial architecture

- Energy supply – We use energy from CO<sub>2</sub>-neutral sources
- Certified sustainability – Our new construction projects have been awarded with renowned sustainability certificates

### ESG IS OUR ABC

Besides ecological requirements, we also implement ESG criteria in the areas of social affairs and governance. At our project locations, for example, we specifically support initiatives that promote education and health. Our corporate strategy is also subject to clear compliance standards. Together with our employees, we continuously refine the working environment at Aurelis and make every effort to ensure fairness and a convivial, pleasant working atmosphere. After all, our goal is for everyone in the company to enjoy working at Aurelis.



**PRESERVING  
VALUABLE  
BUILDING STRUCTURE**



**SUSTAINABLE  
ENERGY SUPPLIES  
FOR OUR  
PROPERTIES**



**RECOGNIZED  
SUSTAINABILITY  
CERTIFICATES**



**DONATING AS  
PART OF OUR  
SELF-IDENTITY**



**MEMBER OF THE  
CORPORATE GOVER-  
NANCE INITIATIVE +  
CLEAR ADHERENCE  
TO COMPLIANCE  
STANDARDS**







## WHERE CAN YOU FIND US?

**NATIONWIDE –  
ALL OVER  
GERMANY.**

### HEAD OFFICE | **ESCHBORN**

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### REGION WEST | **DUISBURG**

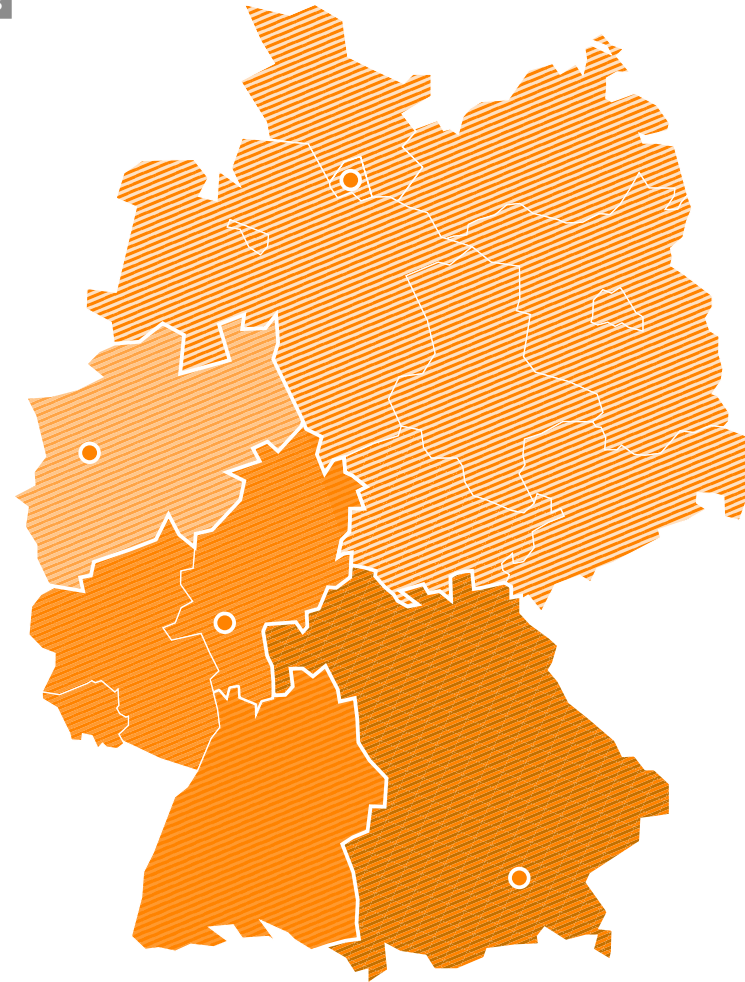
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## OUR TRACK RECORD?

**FUNDAMENTALLY  
SOUND.**

RESIDENTIAL USE FOR **> 208.000** PEOPLE

COMMERCIAL USE FOR **> 156.000** EMPLOYEES

Ø FOR THE LAST 3 YEARS (2020 – 2022)

**€ 76 million**

RENTAL REVENUES PER YEAR (APPROX. FIGURE)

**€ 390 million**

SALES REVENUES PER YEAR (APPROX. FIGURE)

**€ 310 million**

INVESTMENTS IN THE EXISTING PORTFOLIO (APPROX. FIGURE)

## A STRONG CONSTANT IN CHANGING TIMES

	2007	2022
GAV	€1.8 billion	€1.8 billion
NUMBER OF ASSETS	1,455	148
Ø-VALUE PER ASSET	approx. €1.25 million	approx. €11.8 million
PROPERTY AREA	approx. 27 million m <sup>2</sup>	approx. 5.6 million m <sup>2</sup>
THEREOF WITH BUILDING RIGHTS	approx. 1%	approx. 95%



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