



PROPERTY TOUR

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Property tour

Europacity, Berlin



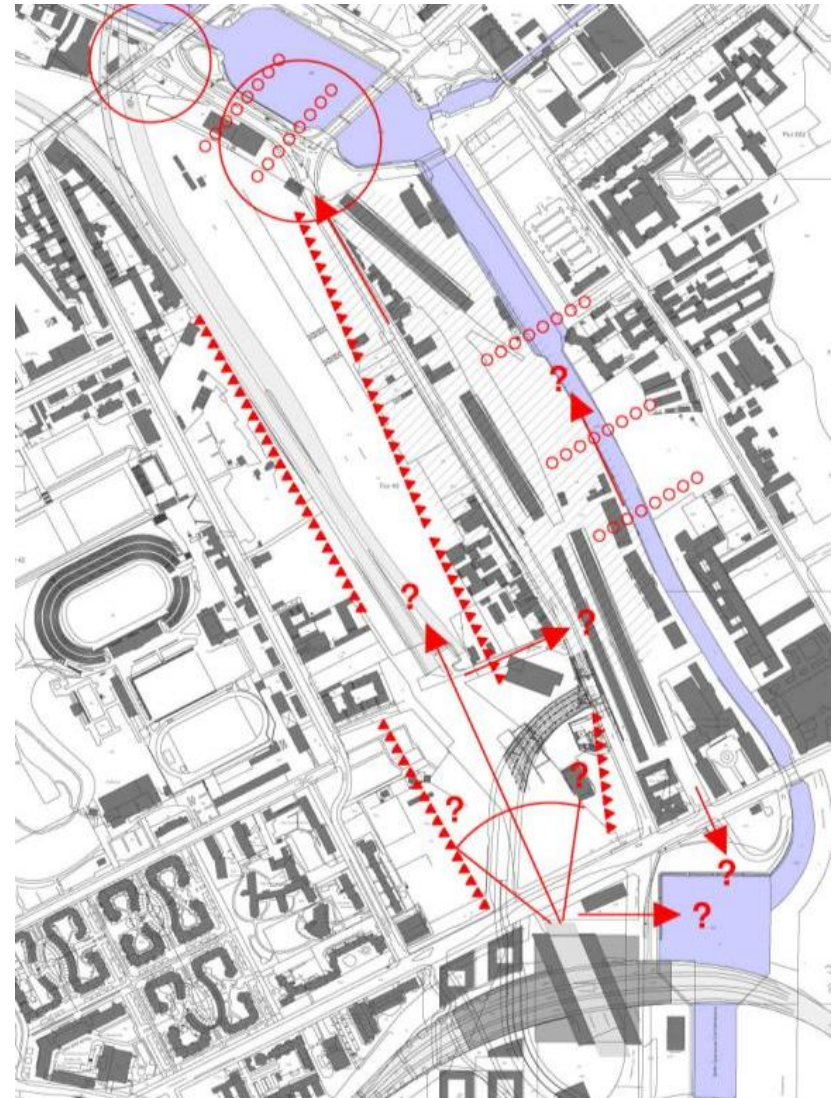
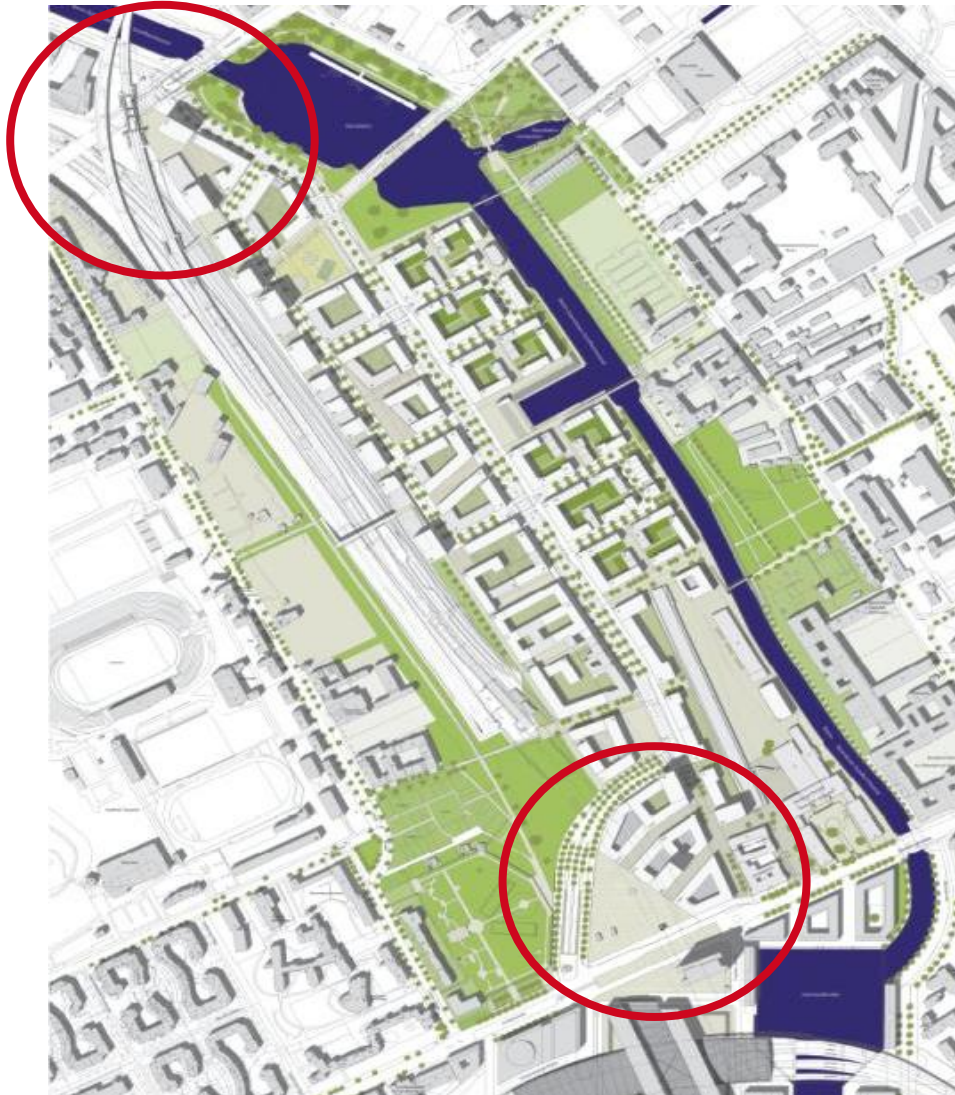
- 1 John F. Kennedy – Haus (under constr.)
- 2 InterCity Hotel (completed)
- 2 Steigenberger Hotel (plot sold)
- 3 Office project (plot sold)
- 4 Meininger Hotel (completed)

- 6 Cube (in planning stage)
- 7 Tour Total (completed)
- 8 Monnet 4 (in planning stage)
- 9 Stadthafen (in planning stage)

- Mixed use urban district development with more than 600,000 sqm of surface area
- 40 hectares close to the government quarter
- CA Immo one of the main landowners (ca. 20 ha) among with Deutsche Bahn (ca. 10 ha) and Land Berlin (ca. 10 ha)

Property tour

Europacity, Berlin



Property tour

Tour Total



KEY FACTS

- Green building
- 17 floors
- Height 69 m
- Lettable area approx. 17,000 sqm
- Total investment volume approx. EUR 67 mn
- Start of construction 2Q 2010
- Completion in September 2012



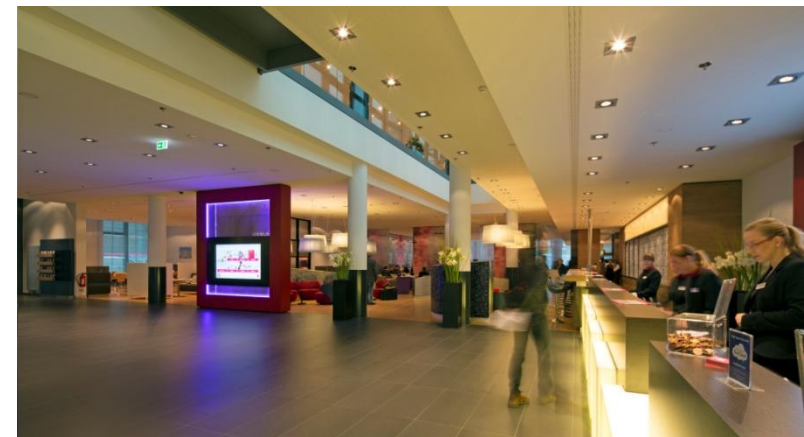
Property tour

InterCity Hotel, Berlin



KEY FACTS

- Green building
- Largest InterCity Hotel
- 8 floors
- Lettable area of approx. 19,800 sqm (412 rooms)
- Total investment volume of approx. EUR 53 mn
- Lease contract of 20 years
- Start of construction in October 2011
- Completion and opening in November 2013



Property tour

Stadthafenquartier Süd



Property tour

Königliche Direktion



KEY FACTS

- Lettable area approx. 24,800 sqm
- Annual rental income approx. EUR 2.8 mn
- Tenants: Bombardier, Müller BBM, Meininger, etc.
- Fully let



Property tour

Hallesches Ufer



KEY FACTS

- Lettable space approx. 11,650 sqm
- Annual rental income approx. EUR 1.28 mn
- Tenants: Berlinovo, Securitas
- Fully let

Property tour

Gleisdreieck

Flottwellpromenade

Grundstücksfläche: 2,5 ha
Nutzung: Kern- und Mischgebiet
Bruttogrundfläche: 60.000 qm
GFZ: 3,5

Urbane Mitte

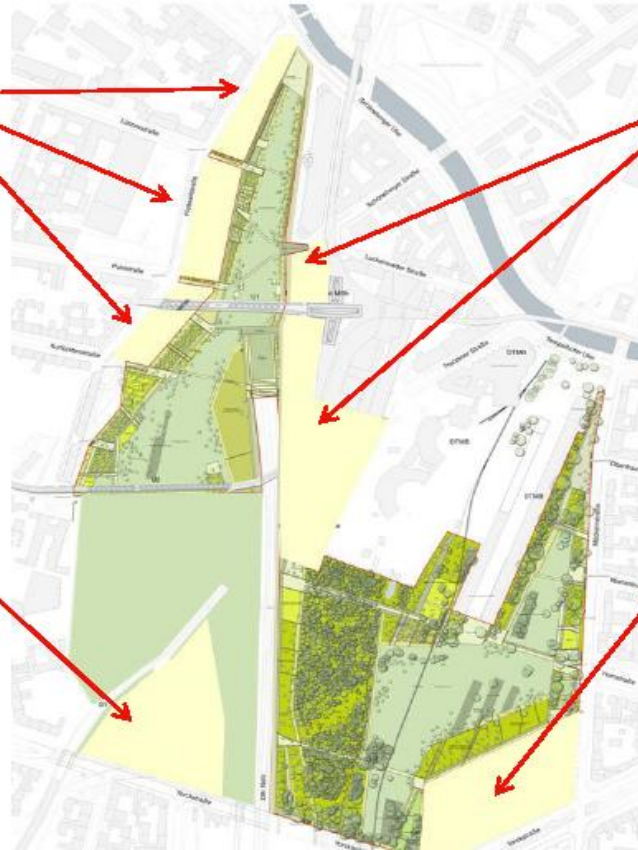
Grundstücksfläche: 4,2 ha
Nutzung: Kerngebiet
Bruttogrundfläche: 13.000 qm
GFZ: 3,5

Yorkdreieck

Grundstücksfläche: 3,0 ha
Nutzung: Kerngebiet
Bruttogrundfläche: 16.000 qm
GFZ: 4,0

Möckernkiez

Grundstücksfläche: 3,0 ha
Nutzung: Mischgebiet
Bruttogrundfläche: 46.000 qm
GFZ: 2,5



Property tour

Mercedes Benz Vertrieb, Berlin



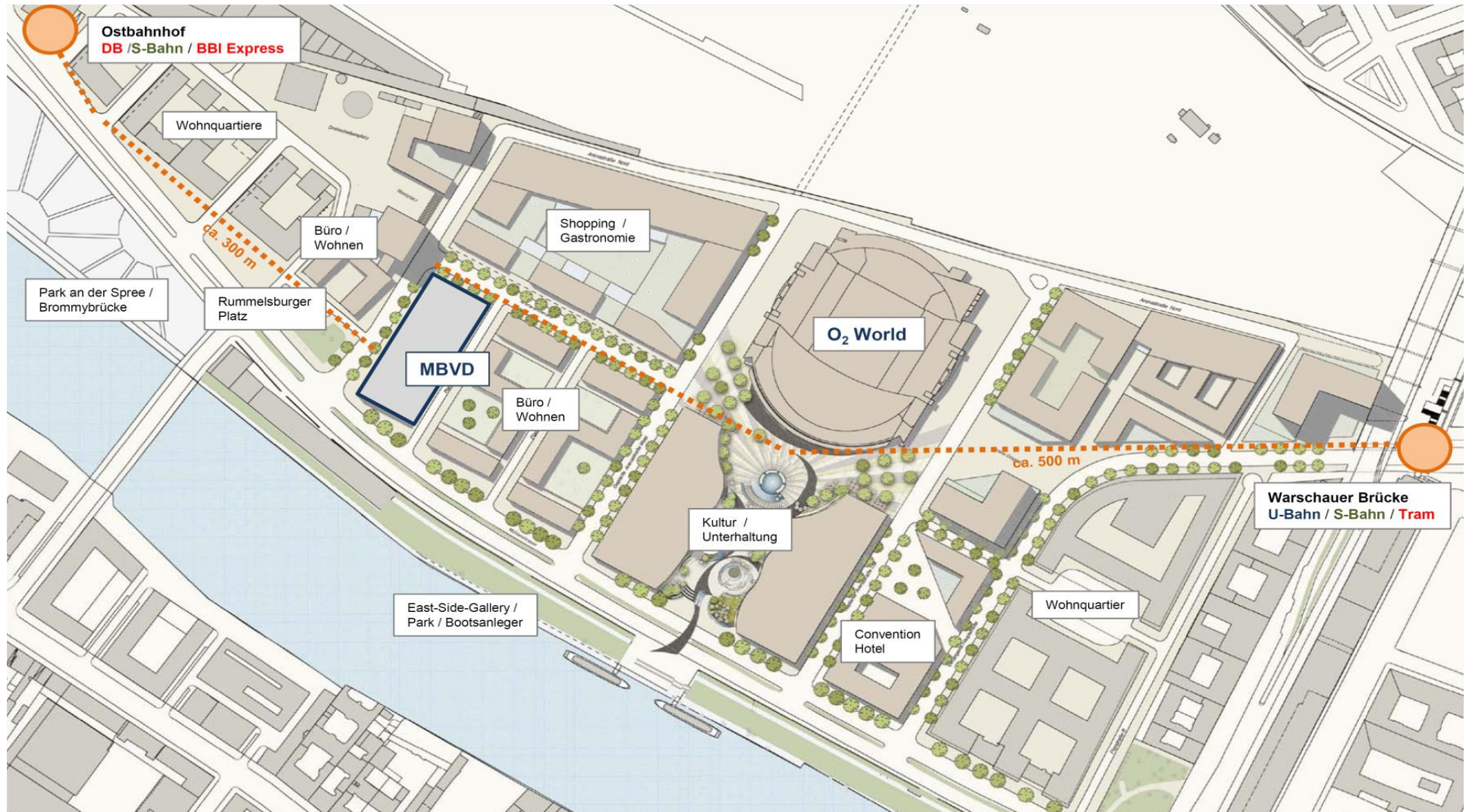
KEY FACTS

- New headquarters for Mercedes-Benz Sales Division Germany
- Lettable area approx. 28,000 sqm
- Investment approx. EUR 70 mn
- Green Building
- 13 floors upper building (50.3 m), 7 floors lower building (26 m)
- Highly efficient development



Property tour

Mercedes Benz Vertrieb, Berlin



Property tour

Mercedes Benz Vertrieb, Berlin



Property tour

Additional pipeline upside in Berlin



1 Cube

2 MK 8

3 MK 3

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