



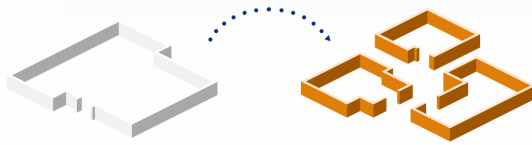
DEUTSCHE MIKROAPARTMENT

March 2019

FACTS

DEMA DEUTSCHE MIKROAPARTMENT AG

- 100% focus on microapartments — no other usage
- Core activities: Property acquisition and long-term asset management
- Acquisition profile: Focus on value-add properties — high level of flexibility regarding volumes (from EUR 2 million) and years of construction — properties with high vacancies and further economic and/or technical deficits preferred
- Significant increases of rental income by dividing bigger residential units into several microapartments



- Company goal: **Substantial growth of property portfolio's market value** by organic (raising rental income and operational efficiencies) and anorganic growth (property acquisitions)



TRACK RECORD MATTEO SCIOLLA: BUILDING UP STARTING PORTFOLIO

- Focus on microapartments since 2014
- Locations of properties: Marburg, Gießen, Stadallendorf
- Number of microapartments: 337 in 19 properties
- Total living space: approx. 11,000 sqm
- Market value of today's portfolio: mid-double-digit million Euro range
→ target for year-end 2019/2020: EUR 100 million

MACRO TRENDS

- Further on rising number of students and single-person households in Germany
- Proceeding urbanization

INFORMATION TO DEUTSCHE MIKROAPARTMENT

- Registered office: Marburg (change to Frankfurt planned)
- Legal form: corporation (AG)
- Transparency level aligned to the preferences of institutional investors

CONTACT

Matteo Sciolla (CEO)

matteo.sciolla@dema-ag.com

+49 (0)6109 9689391

Hubert Bonn (Director)

hubert.bonn@dema-ag.com

+49 (0)6109 9689393

www.dema-ag.com