



EUROCASTLE

# Property Portfolio Overview

22 May 2007



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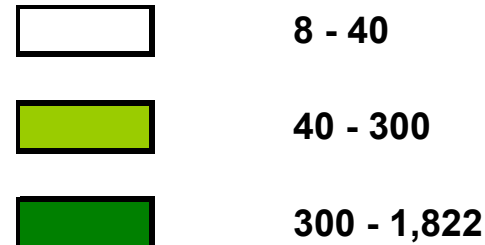
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# ECT German Property Portfolio



**Total Value by Federal State**  
(Gross Value in million)



## Summary

- Properties: 625
- Area: 2.5 million m<sup>2</sup>
- Value: € 5.5 bn
- Gross Rent: € 325.7 mm
- Avg. Lease: 6.4 yrs
- Occupancy: 86.8%
- Yield: 5.5%





# Top 20 Assets in Portfolio



## Value of Top 20 by Region

- Berlin: € 194 mm
- Düsseldorf: € 214 mm
- Frankfurt: € 1,134 mm
- Hamburg: € 310 mm
- Munich: € 328 mm

## Summary

- Properties: 20
- Area: 570,000 m<sup>2</sup>  
(23% of total)
- Value: €2,180 mm  
(40% of total)
- Gross Rent: € 123 mm
- Avg. Lease: 7.9 yrs
- Occupancy: 98%
- Yield: 5.4%

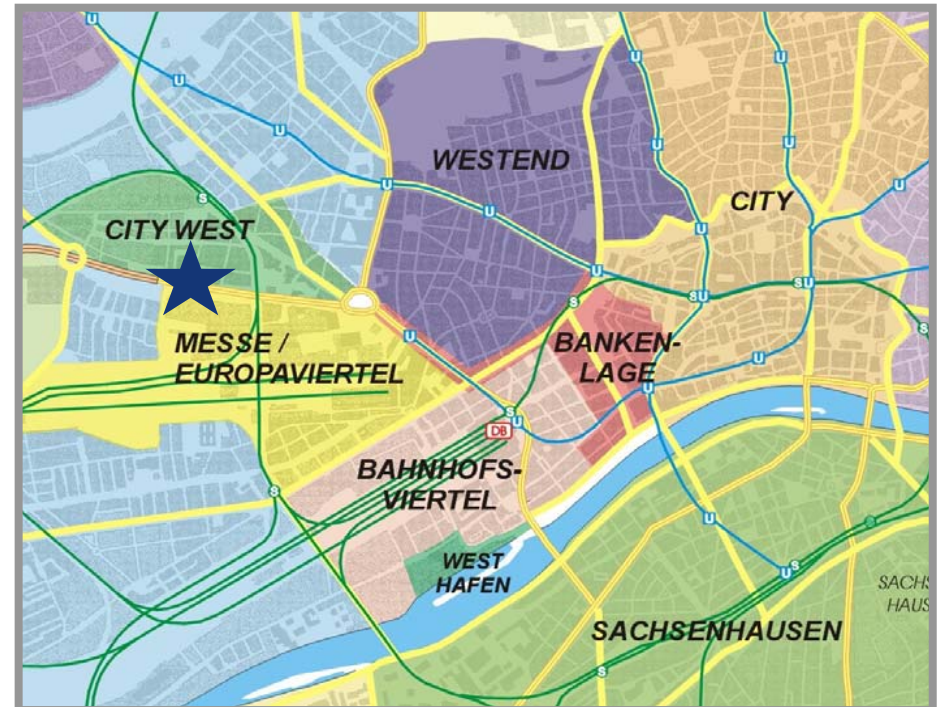




# Theodor-Heuss-Allee 44, Frankfurt



- **Size:** 33,951 m<sup>2</sup>
- **Rental Income p.a.:** € 11.0 mm
- **Occupancy Rate:** 100%



- **Value:** € 209 mm
- **Weighted Avg. Lease Term:** 9.8 yrs
- **Main Tenant:** Dresdner Bank (100%)

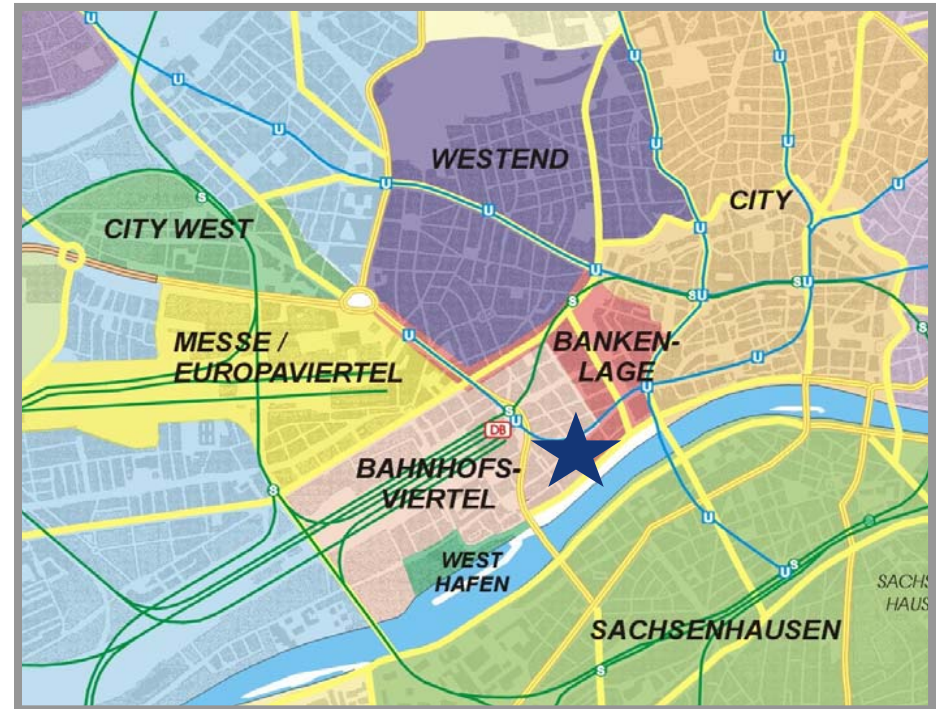
Source: CBRE



# Windmühlstrasse 14, Frankfurt



- **Size:** 40,876 m<sup>2</sup>
- **Rental Income p.a.:** € 9.0 mm
- **Occupancy Rate:** 99%



- **Value:** € 157 mm
- **Weighted Avg. Lease Term:** 3.8 yrs
- **Main Tenant:** Dresdner Bank (99.3%)

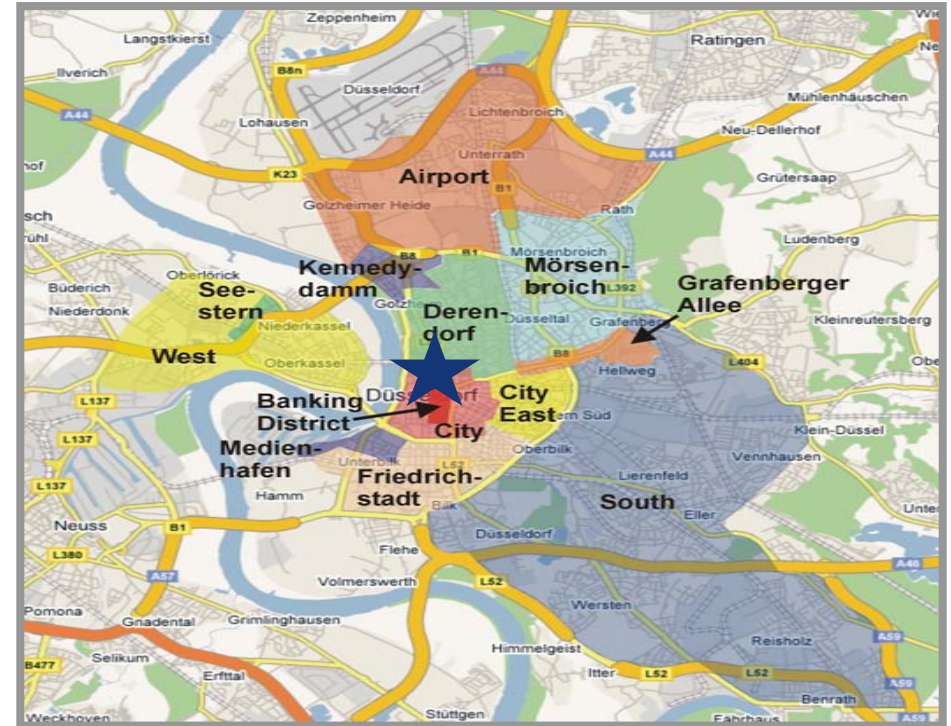
Source: CBRE



# Königsallee 35-44, Düsseldorf



- **Size:** 35,231 m<sup>2</sup>
- **Rental Income p.a.:** € 7.0 mm
- **Occupancy Rate:** 100%



Source: CBRE

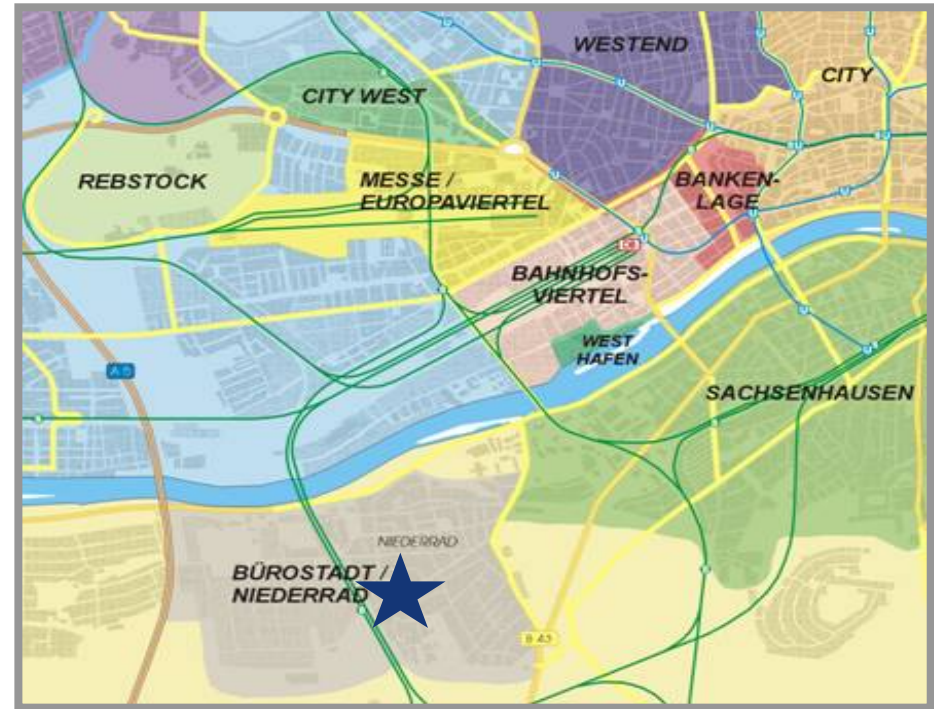
- **Value:** € 139 mm
- **Weighted Avg. Lease Term:** 13.6 yrs
- **Tenant:** Dresdner Bank (99%)



# Atricom, Lyoner Strasse 15, Frankfurt



- **Size:** 45,569 m<sup>2</sup>
- **Rental Income p.a.:** € 8.8 mm
- **Occupancy Rate:** 100%



- **Value:** € 135 mm
- **Weighted Avg. Lease Term:** 2.6 yrs
- **Main Tenant:** Various

Source: CBRE

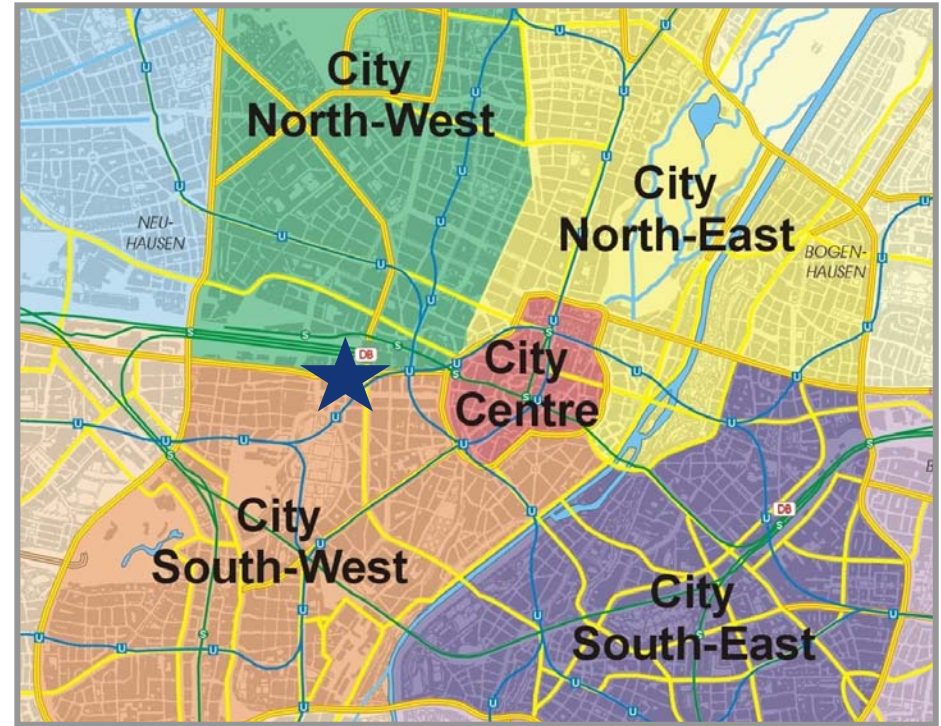




# Le Meridien, Bayerstrasse 41, Munich



- **Size:** 26,265 m<sup>2</sup>
- **Rental Income p.a.:** € 5.9 mm
- **Occupancy Rate:** 100%



Source: CBRE

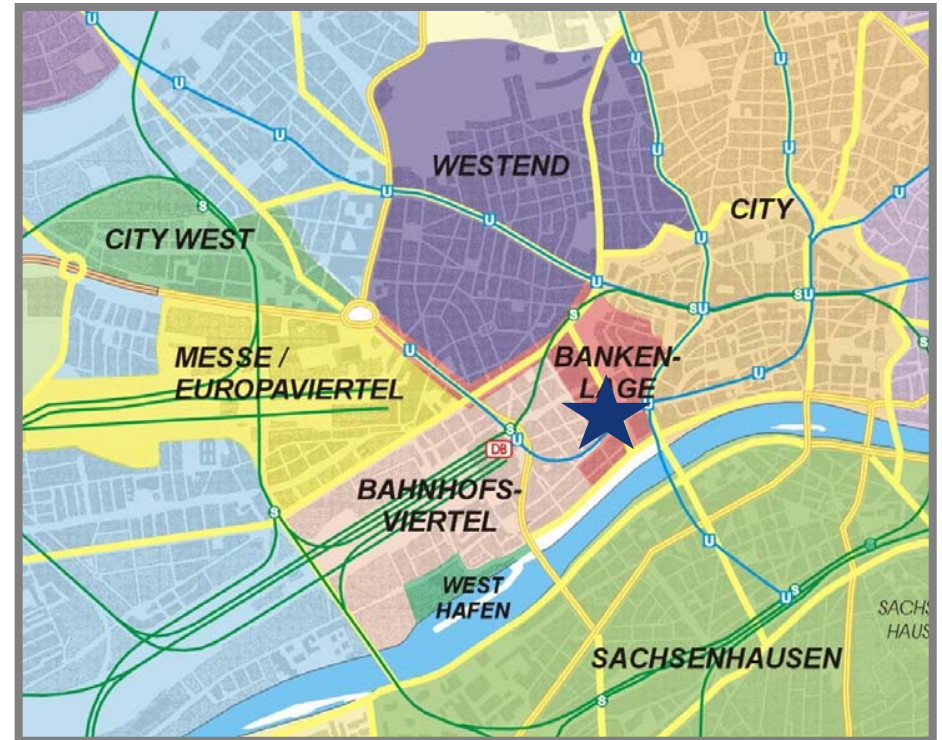
- **Value:** € 133 mm
- **Weighted Avg. Lease Term:** 22.8 yrs
- **Tenant:** Starman Hotel (88%)



# Fürstenhof, Gallusanlage 2, Frankfurt



- **Size:** 18,841 m<sup>2</sup>
- **Rental Income p.a.:** € 6.2 mm
- **Occupancy Rate:** 100%



Source: CBRE

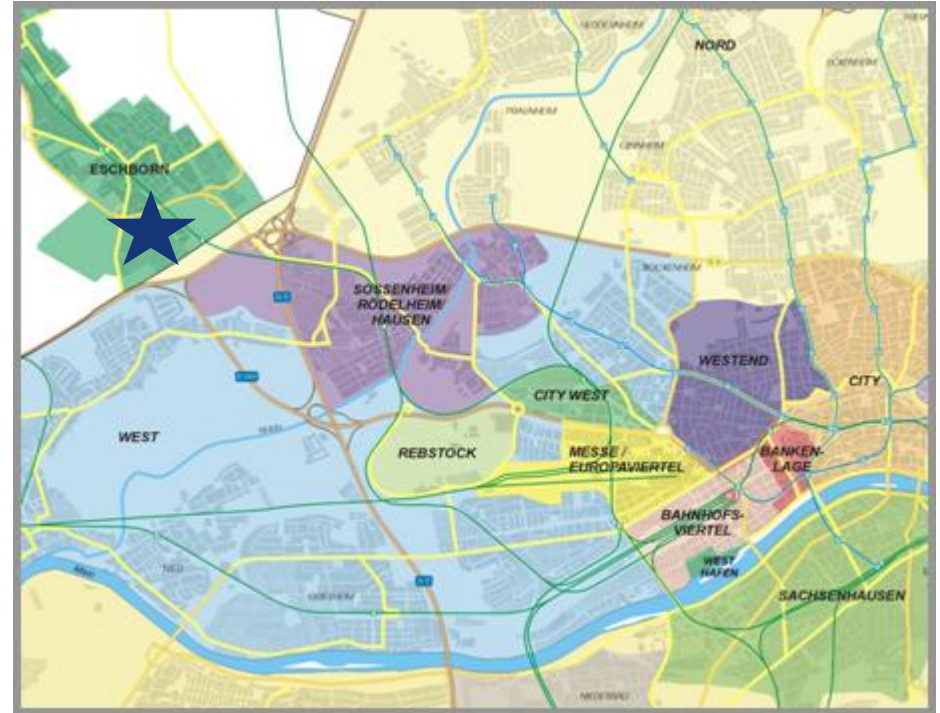
- **Value:** € 130 mm
- **Weighted Avg. Lease Term:** 13.5 yrs
- **Tenant:** Dresdner Bank (97%)



# Alfred-Herrhausen-Allee 1, Eschborn



- **Size:** 38,873 m<sup>2</sup>
- **Rental Income p.a.:** € 7.2 mm
- **Occupancy Rate:** 100%



- **Value:** € 131 mm
- **Weighted Avg. Lease Term:** 10.5 yrs
- **Main Tenant:** Arcor AG (100%)

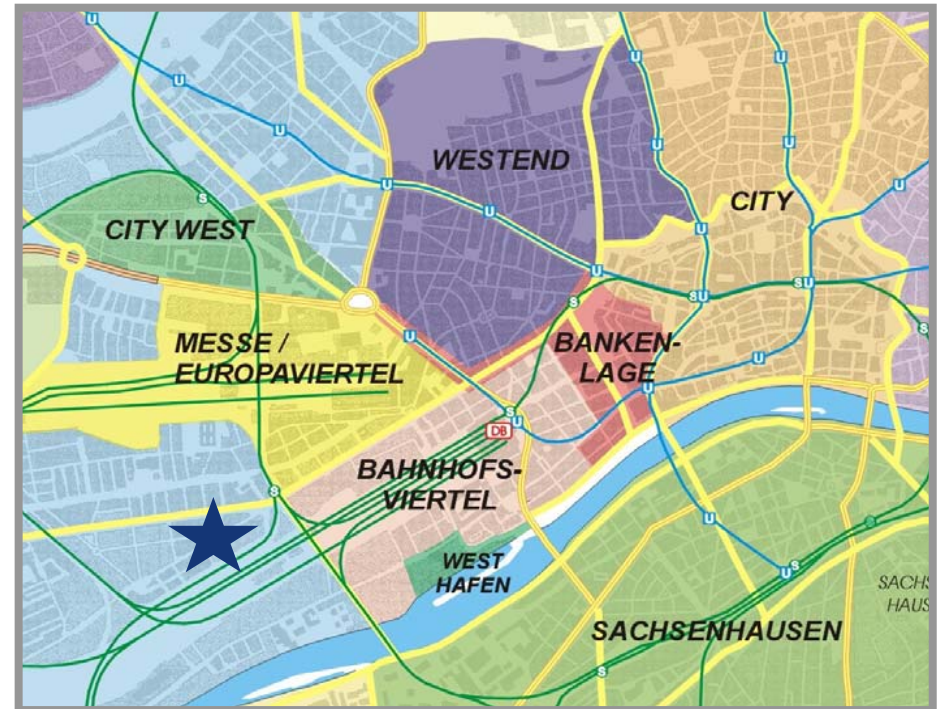
Source: CBRE



# Galluspark, Im Galluspark 21-25, Frankfurt



- **Size:** 44,278 m<sup>2</sup>
- **Rental Income p.a.:** € 7.8 mm
- **Occupancy Rate:** 100%



- **Value:** € 111 mm
- **Weighted Avg. Lease Term:** 4.5 yrs
- **Main Tenant:** Deutsche Bahn AG (93%)

Source: CBRE



# Kurfürstendamm 237, Berlin



- **Size:** 11,340 m<sup>2</sup>
- **Rental Income p.a.:** € 4.9 mm
- **Occupancy Rate:** 95%



- **Value:** € 102 mm
- **Weighted Avg. Lease Term:** 6.0 yrs
- **Tenant:** H&M (33%), Dresdner Bank (26%)

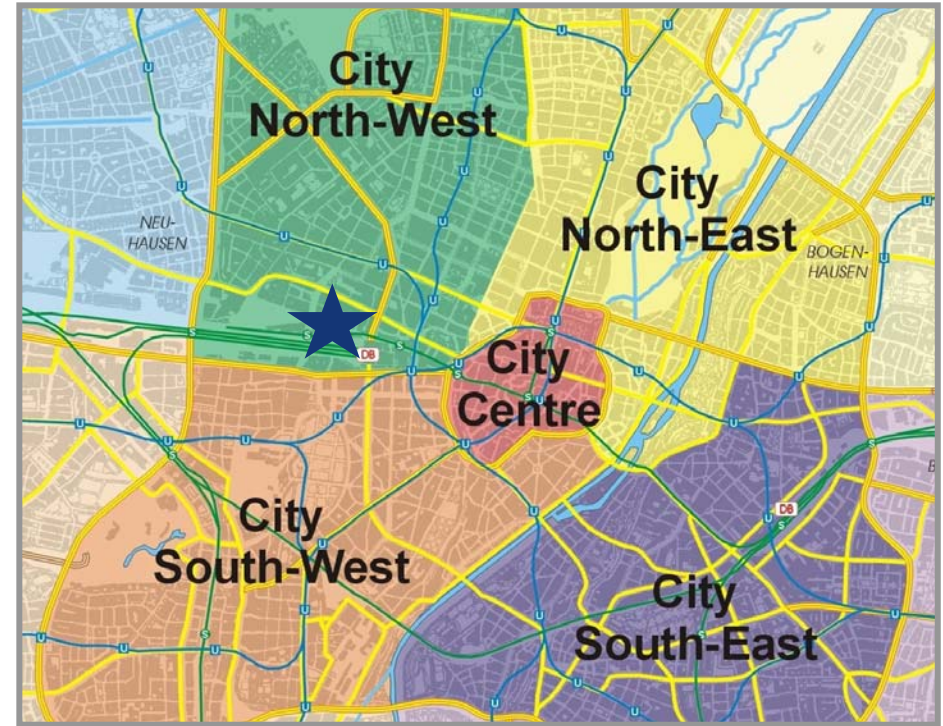
Source: CBRE



# Marsstrasse 20-22, Munich



- **Size:** 25,632 m<sup>2</sup>
- **Rental Income p.a.:** € 4.9 mm
- **Occupancy Rate:** 100%



Source: CBRE

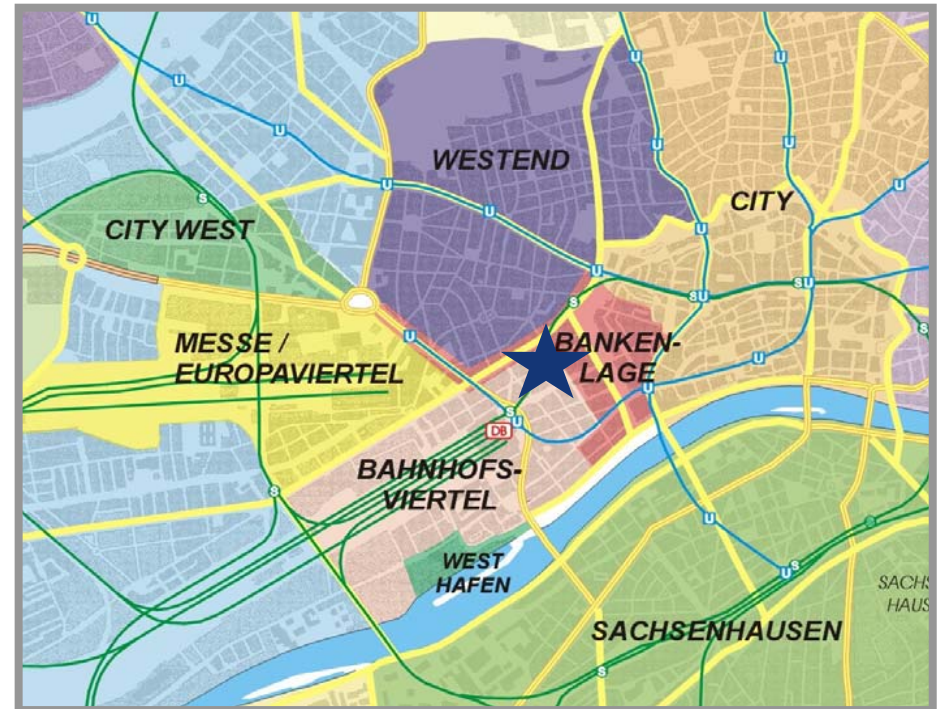
- **Value:** € 100 mm
- **Weighted Avg. Lease Term:** 3.8 yrs
- **Tenant:** Dresdner Bank (100%)



# Taunusanlage 11, Frankfurt



- **Size:** 10,084 m<sup>2</sup>
- **Rental Income p.a.:** € 5.5 mm
- **Occupancy Rate:** 100%



Source: CBRE

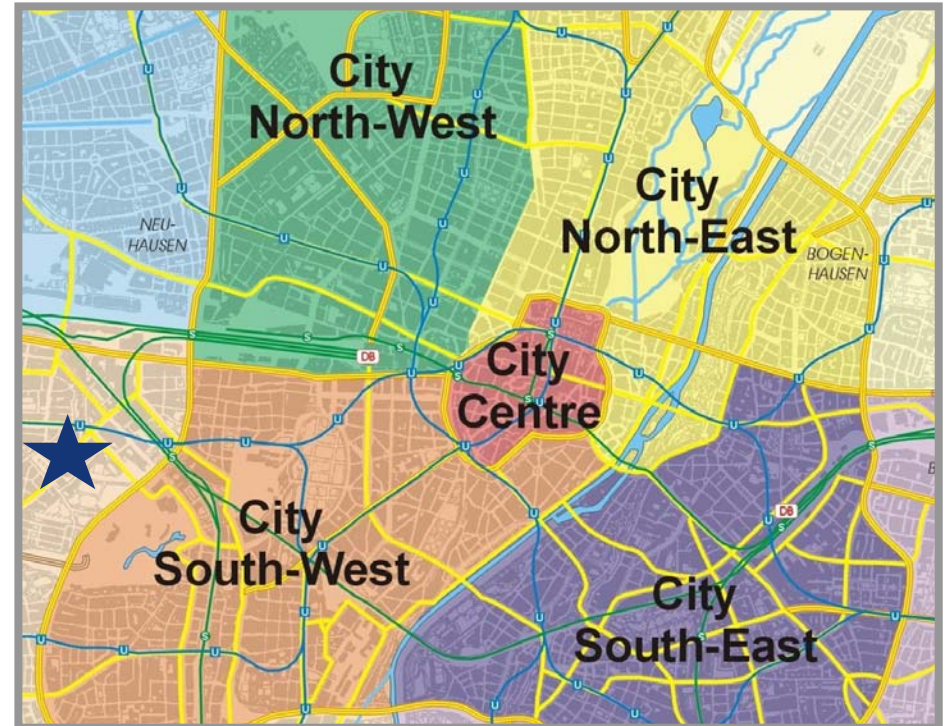
- **Value:** € 95 mm
- **Weighted Avg. Lease Term:** 1.0 yr
- **Main Tenant:** Freshfields (100%)



# Hansastrasse 24-36, Munich



- **Size:** 31,852 m<sup>2</sup>
- **Rental Income p.a.:** € 8.5 mm
- **Occupancy Rate:** 100%



Source: CBRE

- **Value:** € 95 mm
- **Weighted Avg. Lease Term:** 2.0 yrs
- **Tenant:** Fraunhofer-Gesellschaft 2 (38%)

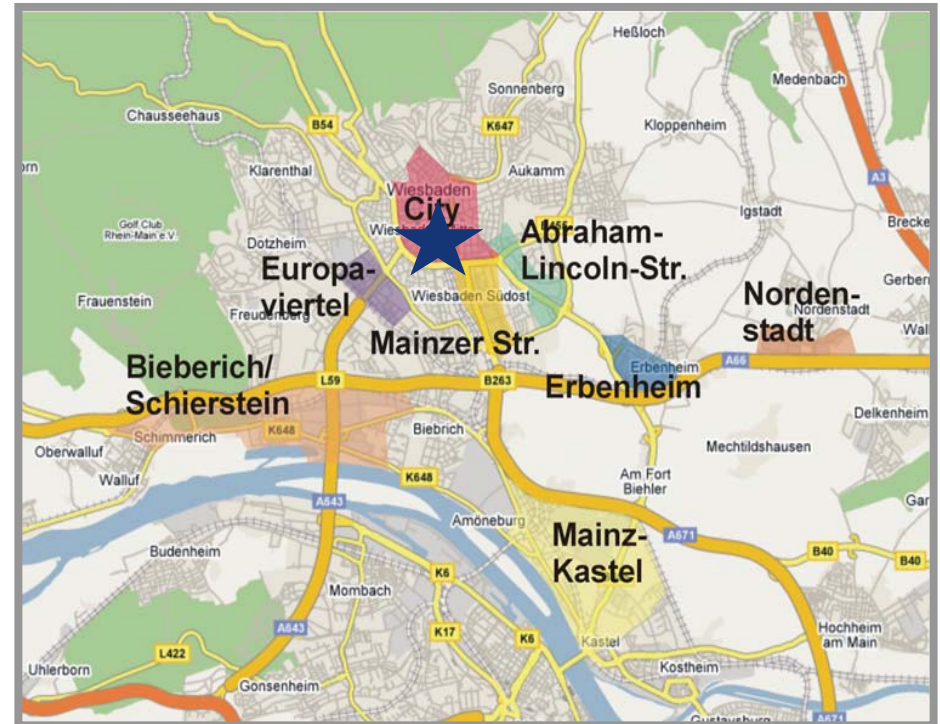




# Abraham-Lincoln-Park 1, Wiesbaden



- **Size:** 29,740 m<sup>2</sup>
- **Rental Income p.a.:** € 5.3 mm
- **Occupancy Rate:** 100%



Source: CBRE

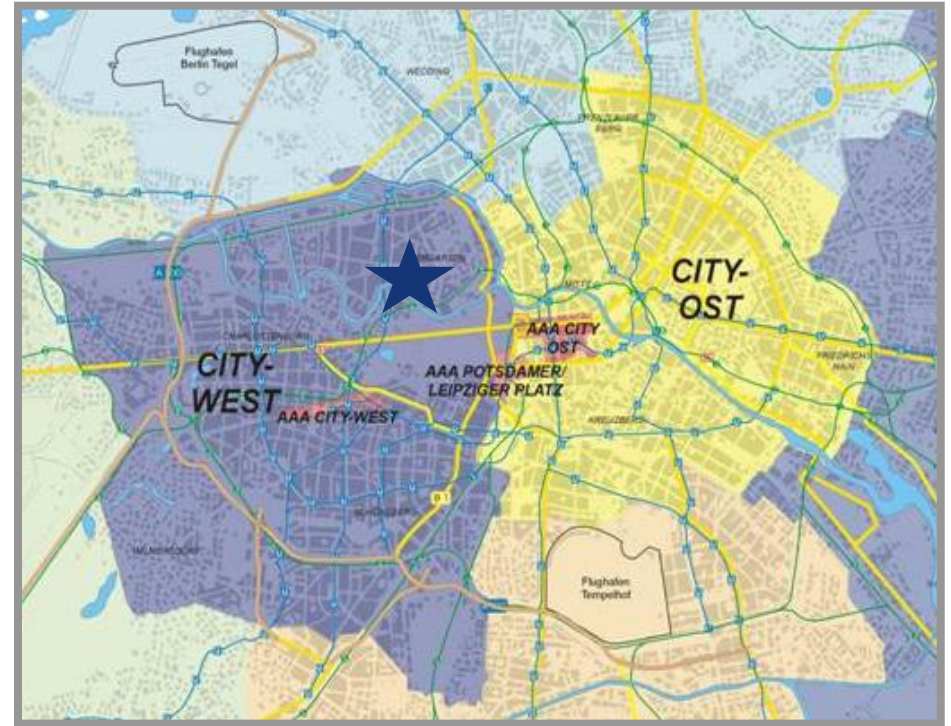
- **Value:** € 93 mm
- **Weighted Avg. Lease Term:** 10.0 yrs
- **Tenant:** CSC (100%)



# Focus Teleport, Alt Moabit 91-97, Berlin



- **Size:** 48,432 m<sup>2</sup>
- **Rental Income p.a.:** € 5.6 mm
- **Occupancy Rate:** 85%



- **Value:** € 92 mm
- **Weighted Avg. Lease Term:** 3.8 yrs
- **Tenant:** Diamler Chrysler (18%)

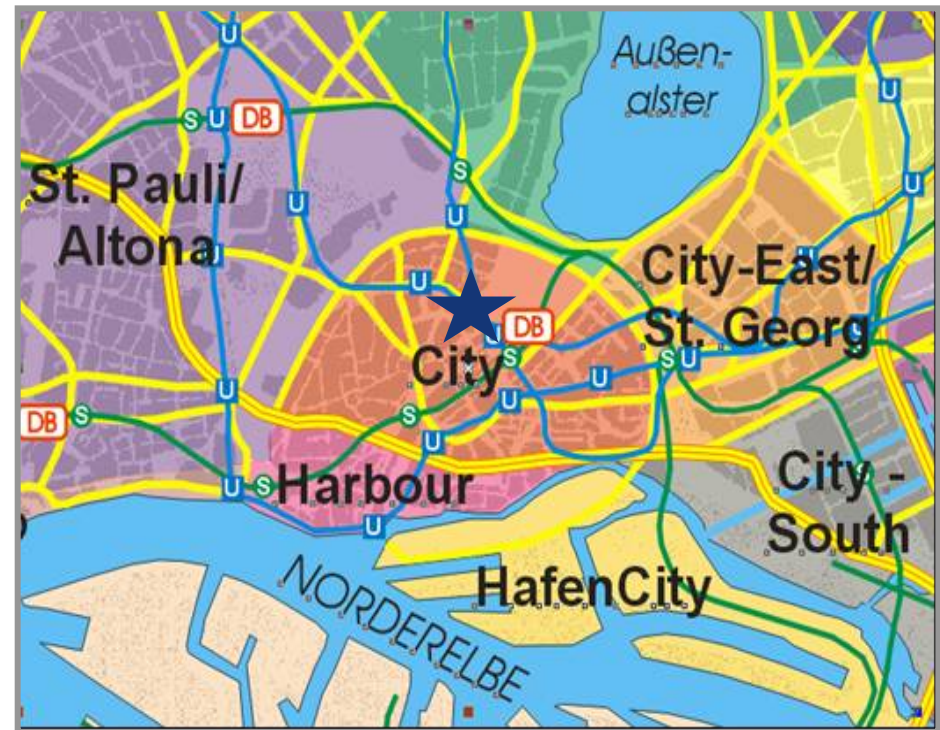
Source: CBRE



# Grosse Bleichen 1-3, Hamburg



- **Size:** 10,544 m<sup>2</sup>
- **Rental Income p.a.:** € 4.3 mm
- **Occupancy Rate:** 100%



Source: CBRE

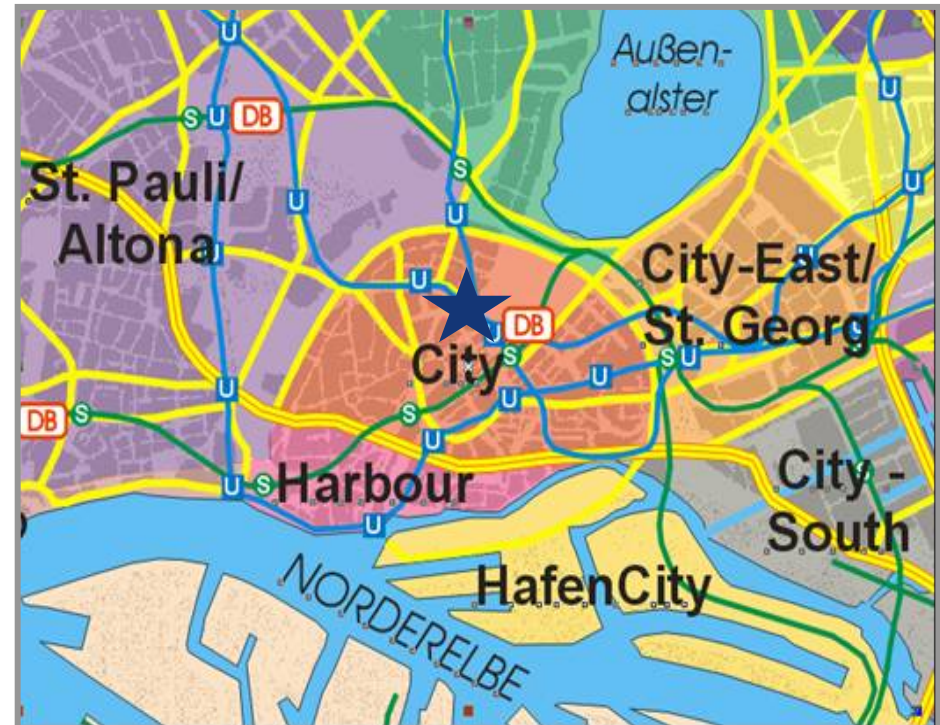
- **Value:** € 88 mm
- **Weighted Avg. Lease Term:** 11.8 yrs
- **Tenant:** Dresdner Bank (83%)



# Dammtorstrasse 1, Hamburg



- **Size:** 26,213 m<sup>2</sup>
- **Rental Income p.a.:** € 4.4 mm
- **Occupancy Rate:** 96%



Source: CBRE

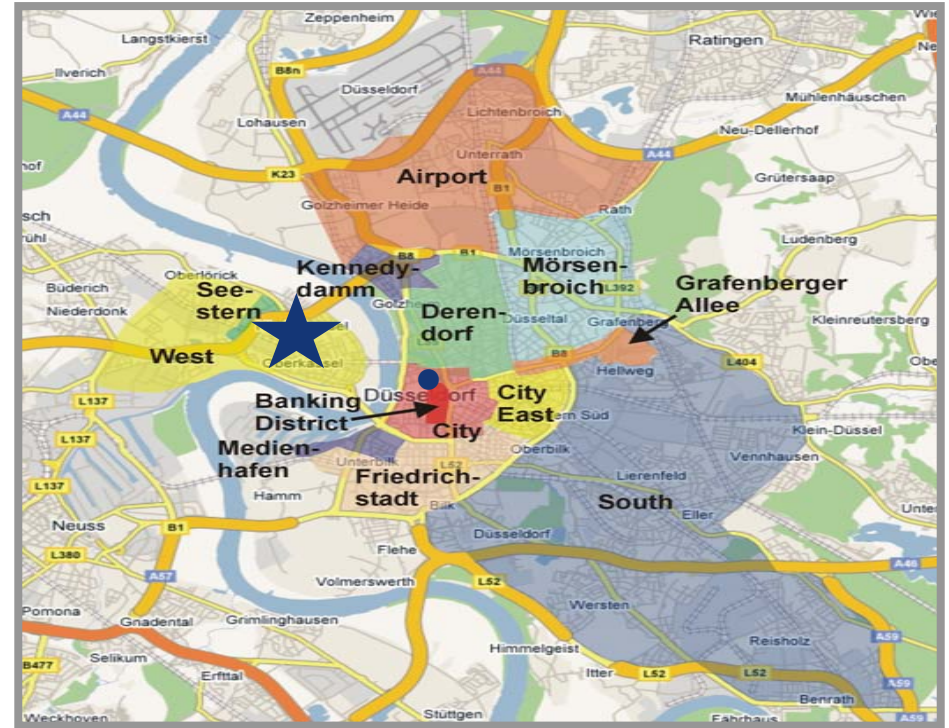
- **Value:** € 81 mm
- **Weighted Avg. Lease Term:** 10.9 yrs
- **Tenant:** Dresdner Bank (70%)



# Niederlasser Lohweg 175-179, Düsseldorf



- **Size:** 23,236 m<sup>2</sup>
- **Rental Income p.a.:** € 4.7 mm
- **Occupancy Rate:** 100%



Source: CBRE

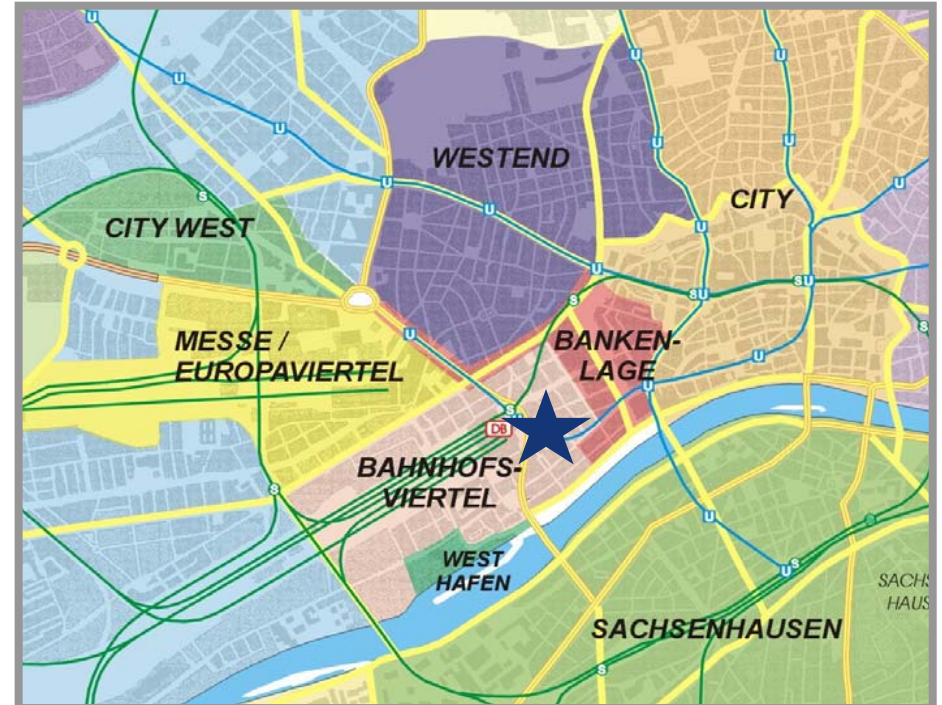
- **Value:** € 75 mm
- **Weighted Avg. Lease Term:** 10.3 yrs
- **Tenant:** Accor Hotellerie (43%), CGI (18%)



# Le Meridien, Wiesenhüttenplatz 28-38, Frankfurt



- **Size:** 18,581 m<sup>2</sup>
- **Rental Income p.a.:** € 3.9 mm
- **Occupancy Rate:** 100%



- **Value:** € 73 mm
- **Weighted Avg. Lease Term:** 16.8 yrs
- **Main Tenant:** Starman Hotel (100%)

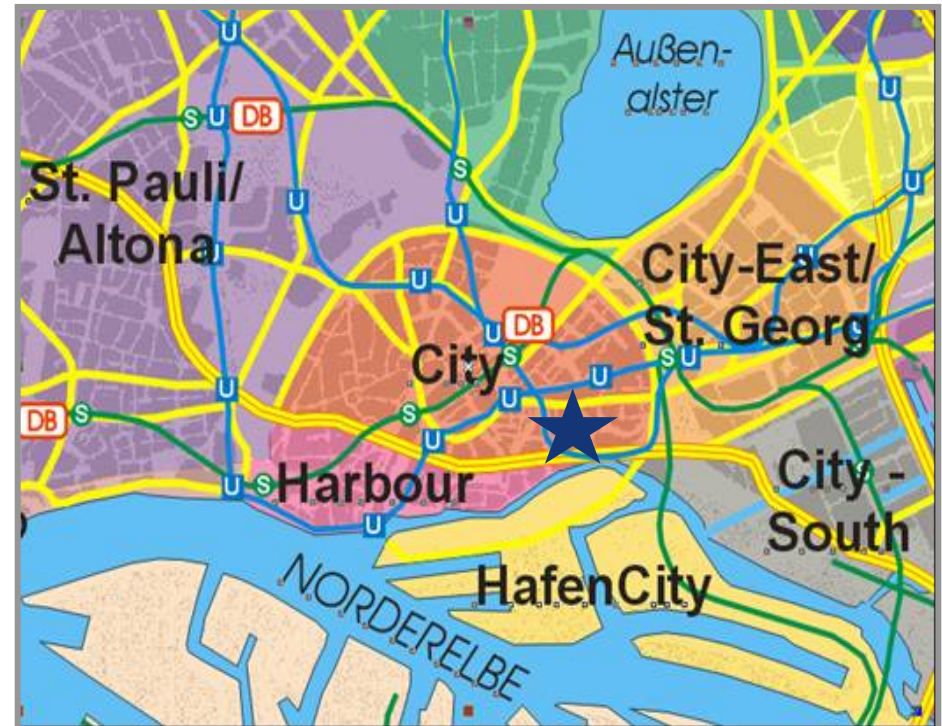
Source: CBRE



# Neuer Dovenhof, Brandtswiete 1, Hamburg



- **Size:** 21,664 m<sup>2</sup>
- **Rental Income p.a.:** € 4.6 mm
- **Occupancy Rate:** 100%



Source: CBRE

- **Value:** € 72 mm
- **Weighted Avg. Lease Term:** 2.5 yrs
- **Tenant:** Various



# Kampnagel, Jarrestrasse 2-6, Hamburg



- **Size:** 29,841 m<sup>2</sup>
- **Rental Income p.a.:** € 3.9 mm
- **Occupancy Rate:** 100%



Source: CBRE

- **Value:** € 69 mm
- **Weighted Avg. Lease Term:** 3.4 yrs
- **Tenant:** EDS (17%)





# Next Top 50 Assets



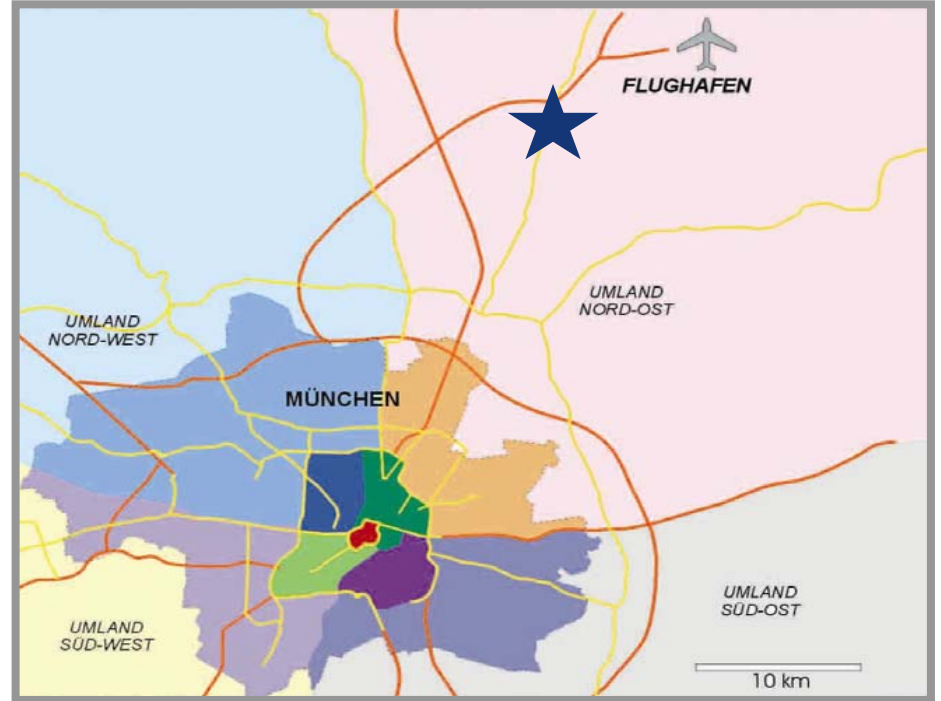
## Summary

- Properties: 50
- Value: € 1,613 mm
- Area: 670,000 m<sup>2</sup>  
(27% of total)
- Gross Rent: € 91 mm
- Avg. Lease: 5.1 yrs
- Occupancy: 92%
- Yield: 5.24%





# Am Söldnermoos, Hallbergmoos



Source: CBRE

- **Size:** 41,462 m<sup>2</sup>
- **Rental Income p.a.:** € 2.4 mm
- **Occupancy Rate:** 41%

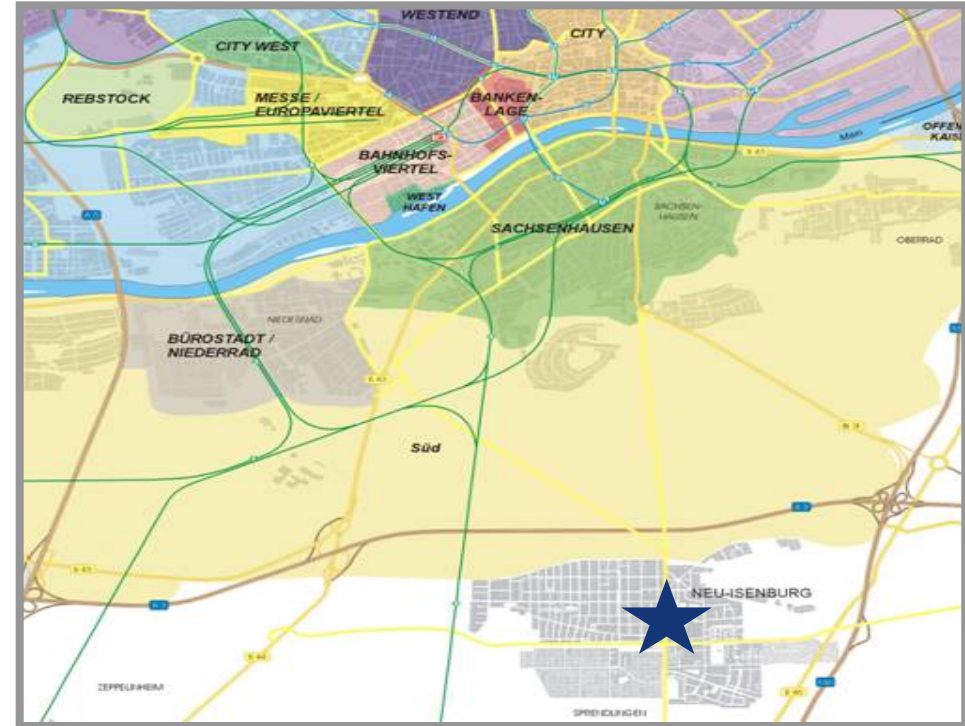
- **Value:** € 65 mm
- **Weighted Avg. Lease Term:** 3.1 yrs
- **Tenant:** Various



# Le Bureau, Siemensstrasse 1-5, Neu-Isenburg



- **Size:** 23,459 m<sup>2</sup>
- **Rental Income p.a.:** € 4.4 mm
- **Occupancy Rate:** 100%



- **Value:** € 59.5 mm
- **Weighted Avg. Lease Term:** 3.0 yrs
- **Main Tenant:** Various

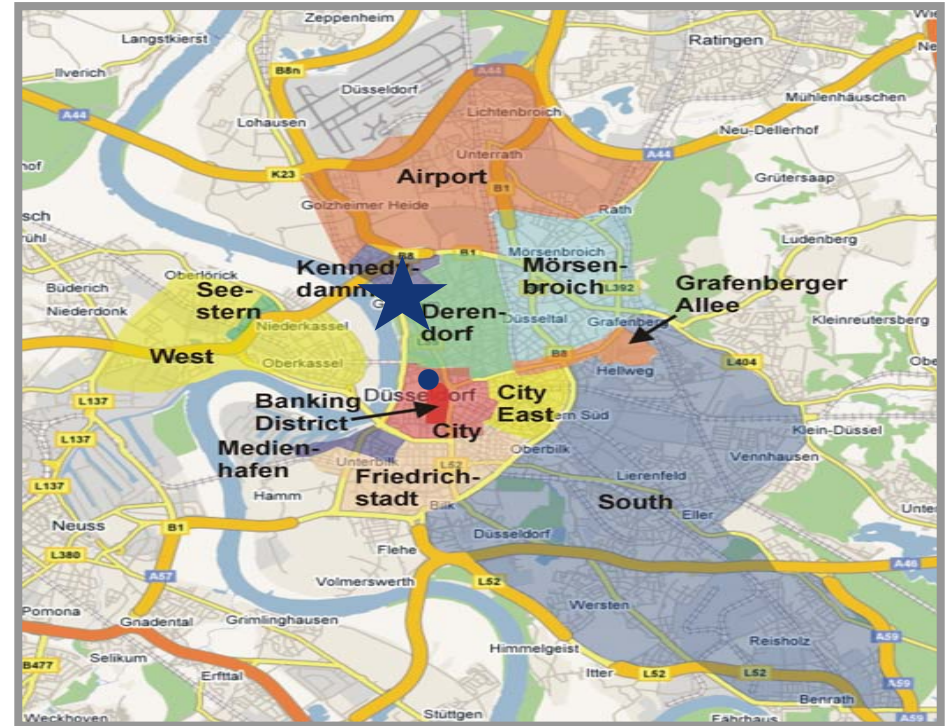
Source: CBRE



# Kennedy Park, Kaiserswerther Str. 117-123, Düsseldorf



- **Size:** 12,469 m<sup>2</sup>
- **Rental Income p.a.:** € 1.6 mm
- **Occupancy Rate:** 68%



Source: CBRE

- **Value:** € 41 mm
- **Weighted Avg. Lease Term:** 2.7 yrs
- **Tenant:** Hoffman, Liebs, Fritsch & Partner (31%)

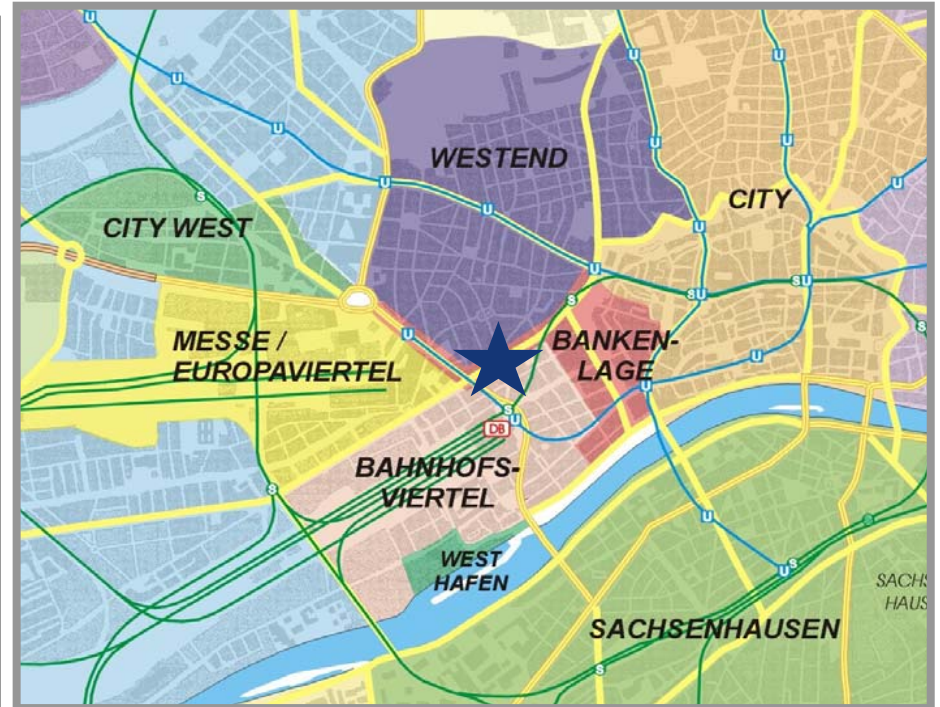




# Mainzer Landstrasse 61, Frankfurt/Main



- **Size:** 6,469 m<sup>2</sup>
- **Rental Income p.a.:** € 2.1 mm
- **Occupancy Rate:** 100%



- **Value:** € 35 mm
- **Weighted Avg. Lease Term:** 3.4 yrs
- **Main Tenant:** Various

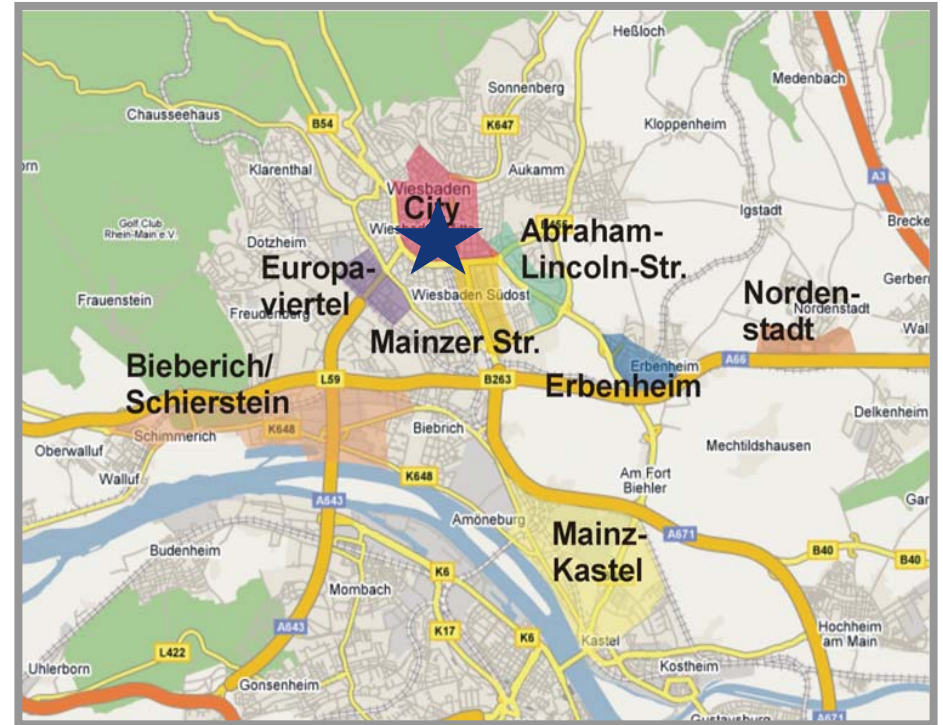
Source: CBRE



# Wilhelmstrasse 7, Wiesbaden



- **Size:** 12,458 m<sup>2</sup>
- **Rental Income p.a.:** € 1.5 mm
- **Occupancy Rate:** 76%



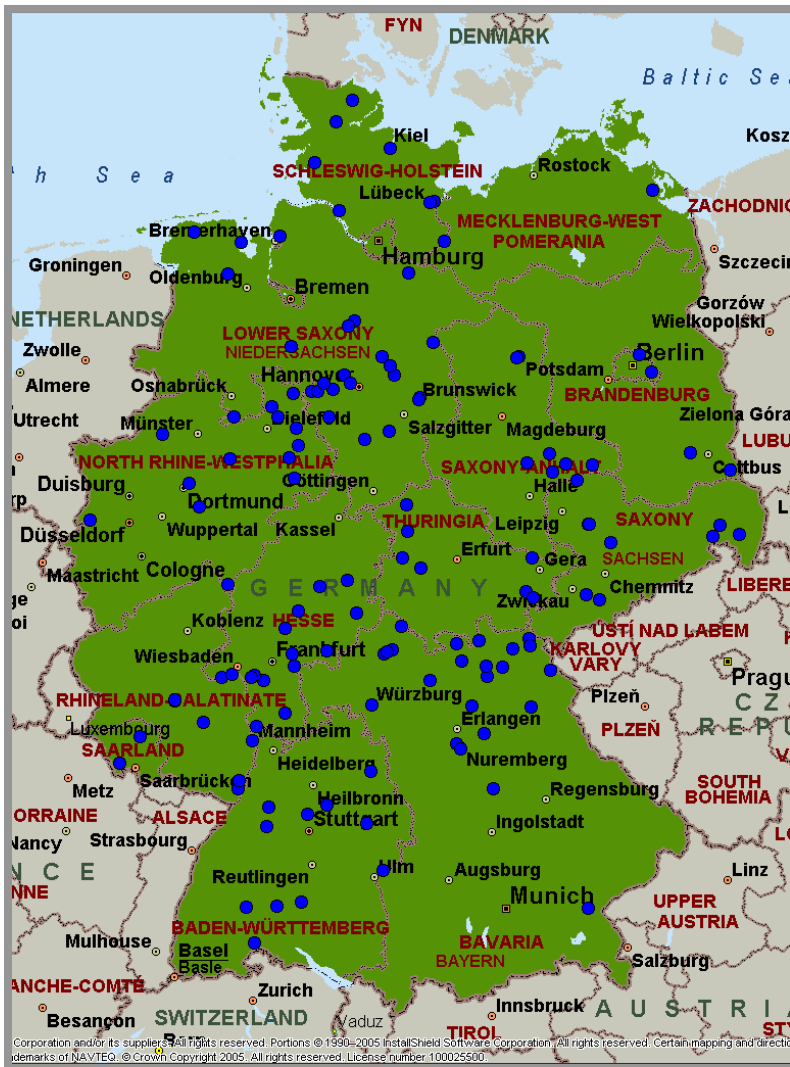
Source: CBRE

- **Value:** € 33 mm
- **Weighted Avg. Lease Term:** 5.4 yrs
- **Tenant:** Dresdner Bank (62%)





# Retail Portfolio



## Summary

- Properties: 145
- Value: € 415 mm
- Area: 300,000 m<sup>2</sup>  
(12% of total)
- Gross Rent: € 31.4 mm
- Avg. Lease: 8.8 yrs
- Occupancy: 99%
- Yield: 6.89%





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