

# PATRIZIA German Residential Fund III

## Sustainable High-quality Living



### Fund Concept

The aim of this fund is to invest in sustainable and energy-efficient residential real estate in economically strong and urban locations in Germany. All residential real estate must meet the strict requirements of DGNB certification. This seal of quality serves to ensure ecological, economical, socio-cultural, functional and technical quality as well as process and location quality.



### Strategy

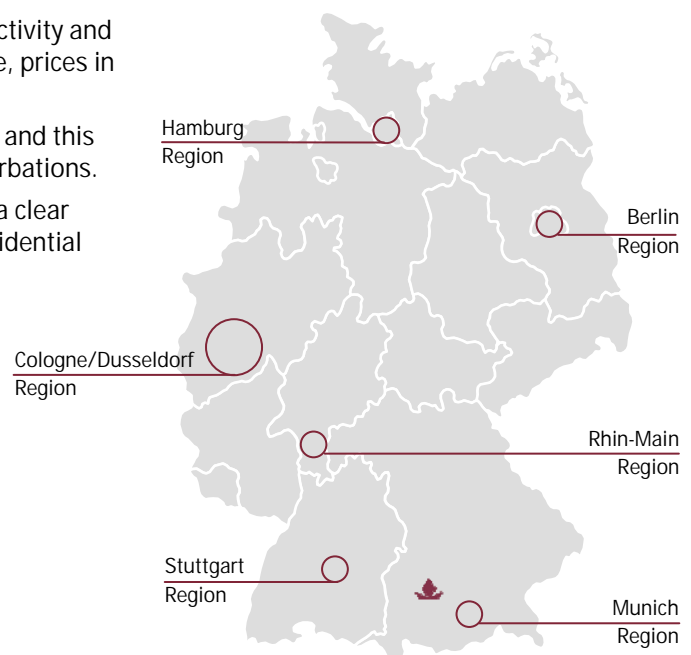
- The fund invests exclusively in energy-efficient, sustainable real estate projects and existing real estate. The selected properties must fulfil all the required certification benchmarks.
- The energy-efficient, functional properties meet the highest user requirements and therefore offer significant value preservation and value-added potential.
- The sustainability aspect does not stop at certification but is actively and consistently implemented throughout the entire life cycle of a property.
- Potential exit options include global sales, portfolio sales and possibly also the residential property resale of individual properties to both individual and private investors.



### Research – Facts and Figures

- In view of the prevailing low level of construction activity and increased investor interest in residential real estate, prices in the main economic conurbations are set to rise.
- The number of households will increase constantly and this will sharply boost demand in particular in the conurbations.
- Growing urbanization and an aging society call for a clear focus. Investors should concentrate on modern residential facilities in good and prime locations.

### Investment regions



Invest. Optimize. Realize.

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### Investment Proposal

The PATRIZIA German Residential Fund III is a product geared towards the needs of institutional investors with a focus on energy-efficient, sustainable residential real estate in German metropolitan areas.

Investment Style	Core with selected sustainable residential real estate in Germany
Fund Volume	€300 million
Duration	Approx. 10 years
Target Performance over ten years (after costs + taxes)	Average ongoing distribution yield of around 4.0 - 4.2% p.a. IRR on equity invested of approx. 5.2%
Legal form	Specialized real estate fund (InVG)



### Excellent Reasons for the Investment

Market Perspective	Expectation of a positive future market development based on systematic research
Return Potential	Sustainable returns consisting of annual distributions averaging around 4.0% to 4.2% p.a. plus the value-added potential of the properties
Risk	Risk diversification through positioning at selected locations and investment in certified residential real estate
Fund management	Successful team with long-standing experience in fund management for institutional investors



Further Information from:

Jochen Reith  
 PATRIZIA Immobilien AG, PATRIZIA Bürohaus  
 Fuggerstrasse 26, 86150 Augsburg (Germany)  
 Phone: +49 / 8 21 / 5 09 10-6 67  
 Mobile: +49 / 1 51 / 16 15 01 70  
 Fax: +49 / 8 21 / 5 09 10-6 97  
 jochen.reith@patrizia.ag  
 www.patrizia.ag

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