

PERISKOP

Development- Purchase Profile I.

/ FUND III & IV



Fund III & IV.

| FUNDS | LAND DEVELOPMENT FUND III (BERLIN) | LAND DEVELOPMENT FUND IV (GERMANY) |
|----------------------|---|--|
| LOCATIONS | <ul style="list-style-type: none"> Capital region Berlin-Brandenburg and surrounding area | <ul style="list-style-type: none"> Top-7 metropolitan regions (Berlin, Duesseldorf, Frankfurt, Hamburg, Cologne, Munich, Stuttgart) + 30 minutes travel time University towns with 120,000 inhabitants or more in strong economic regions (Augsburg, Bremen, Dresden, Hannover, Karlsruhe, Leipzig, Mannheim, Nuremberg, Heidelberg, Ingolstadt, Regensburg) |
| ATTRIBUTES | <ul style="list-style-type: none"> Plot size 10,000 - 250,000 sqm (larger in individual cases) No type of use restriction Reutilization of commercial or industrial areas Former barracks areas Existing buildings with expiring leases (WALT less than 5 years) | <ul style="list-style-type: none"> Plot size 10,000 - 250,000 sqm (larger in individual cases) No type of use restriction Reutilization of commercial or industrial areas Former barracks areas Existing buildings with expiring leases (WALT less than 5 years) |
| INVESTMENT VOLUME | € 10 m - € 100 m (larger in individual cases) | € 5 m - € 100 m (larger in individual cases) |
| TIMELINE | Building permit within 3 years | Building permit within 5 years |
| INVESTMENT STRUCTURE | <ul style="list-style-type: none"> Asset Deal Share Deal (subject to legal transition from GmbH to LUX S.à r.l.) 100% equity financed | <ul style="list-style-type: none"> Asset Deal Share Deal (subject to legal transition from GmbH to LUX S.à r.l.) 100% equity financed |

CONTACT

Please send your offers to:

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PERISKOP

Development- Purchase Profile II.

/ STRATEGIC PARTNERSHIP IN EARLY STAGES



Strategic partnership in early stages.

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|--|---|
| FUND | Land Development Fund IV (Germany) |
| LOCATIONS | <ul style="list-style-type: none">– Capital region Berlin-Brandenburg– Top-7 metropolitan regions (Berlin, Duesseldorf, Frankfurt, Hamburg, Cologne, Munich, Stuttgart)– University towns with 120,000 inhabitants or more in strong economic regions (z. B. Leipzig, Nuremberg, Karlsruhe, Hannover etc.) |
| INVESTMENT APPROACH | We participate as a co-investor, together with project developers and implementation partners, in plots of land or redevelopment sites at early stages – particularly before or at the outset of planning and concept development. |
| OBJECTIVE | <ul style="list-style-type: none">– Joint execution of the initial value creation phase up to the achievement of planning certainty (e.g., feasibility and usage studies, preliminary approvals, zoning procedures)– We then exit – ideally with a project status ready for sale or financing (e.g., building rights granted or secured planning maturity) |
| STRUCTURE | <ul style="list-style-type: none">– Flexible participation models– Equity financing provided by us– Project sizes starting from €3 million total volume– Focus on land or properties with development potential, primarily in residential, mixed-use neighborhood, or urban redevelopment projects |
| ADVANTAGES FOR THE FUND & IMPLEMENTATION PARTNERS: | <ul style="list-style-type: none">– The fund can close a significant capital gap that many project developers face in early project stages– Thanks to the fund's all-equity structures and our expertise in assessing early project phases, we can offer implementation partners attractive time-efficient solutions– An exit at a project status ready for sale or financing enables the developer to continue with further development or implementation using new capital and optimized conditions– A greater number of attractive projects can thus be brought to us, leading to improved deal sourcing of appealing acquisition opportunities– The pooled expertise of the fund and the implementation partners contributes to optimized early value creation phases |

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