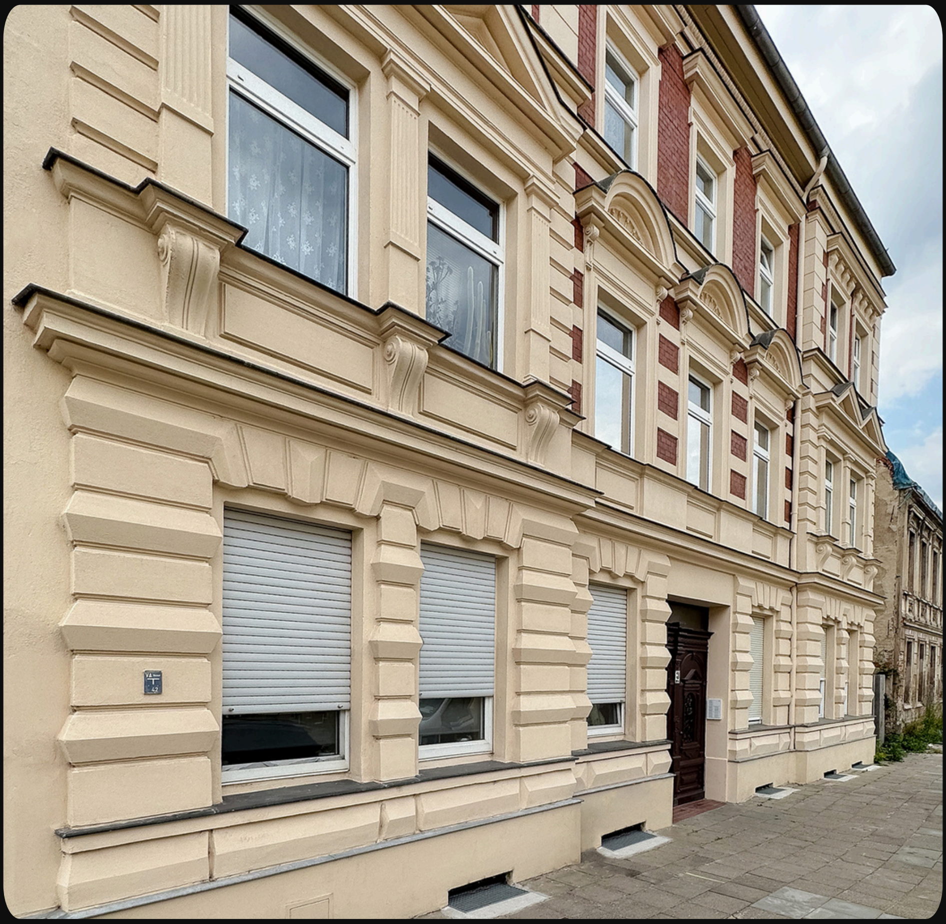
SIGNUM
REAL ESTATE

REAL ESTATE

EXPOSÉ

Listed apartment building in a central location



LOCATION

Rothenseer Straße 3
39106 Magdeburg · Saxony-Anhalt

Apartment building
Built 1870 · listed monument
20 residential units

ABOUT SIGNUM REAL ESTATE

Your partner for sustainable real estate investments

Signum Real Estate is your partner for high-value real estate investments in economically strong regions of Germany. We design, market and support capital-investment properties with the aim of combining long-term wealth creation with a high quality of life.

OUR APPROACH

Transparent & secure

Clear fixed prices, defined terms and transparent calculations, with no hidden costs.

Personal

Individual advice from our in-house property consultants, from the first conversation to handover.

High-value

Substantial existing properties with classic period fabric and charm.

Strong returns

Attractive yield, tax advantages and long-term appreciation potential.

OUR SERVICES

Acquisition & splitting

Acquisition, splitting and privatisation of high-value existing properties.

Refurbishment & modernisation

Careful modernisation while preserving the classic building fabric.

Investment advice

Individual profitability analysis including tax modelling for your situation.

Lifelong support

We remain your point of contact well beyond the notary appointment, for years to come.

> "We create lasting value, personal and sustainable."
>
> Tim Segler · CEO / Signum Real Estate GmbH

PROPERTY DESCRIPTION & KEY BENEFITS

An investment with substance

The property at Rothenseer Straße 3 offers investors an attractive yield of 4.55 % on the split residential units, with the mix of already refurbished and as-yet unrefurbished units opening up significant appreciation potential.

Thanks to an available remaining-useful-life report, buyers benefit from increased depreciation, while up to €13,000 in maintenance expenses can additionally be claimed for tax.

Profitability is further optimised by the established heat-supply contracting, as the owner incurs no costs for the heating system renewed in 2019. Combined with the extensive modernisations of 2022/2023 and the first-class connectivity, the property is a highly tax-attractive and future-proof capital investment.

YOUR BENEFITS AT A GLANCE

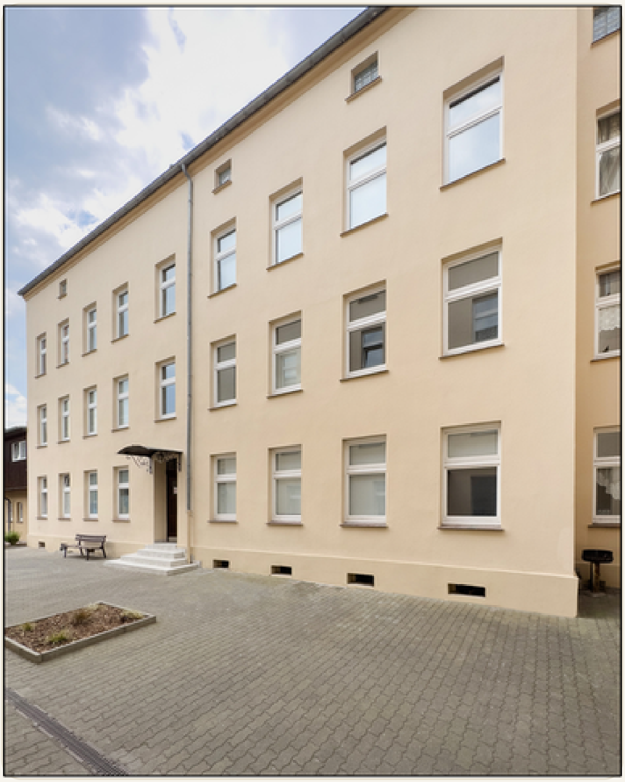
- ✓ Up to €13,000 maintenance expenses usable
- ✓ Solid construction, classic style
- ✓ No heating costs (heat contracting)
- ✓ Excellent location, near city centre & transit
- ✓ Attractive yield of 4.55 %
- ✓ Increased depreciation (useful-life report)

> "Invest in sustainable substance, in the heart of Magdeburg."
>
> Tim Segler · Managing Director / Signum Real Estate GmbH

KEY FIGURES AT A GLANCE

+ 94.400 €	**4,55 %**	**+ 27,74 m²**	**CPM + IPM**
PURCHASE PRICE	GROSS YIELD	LIVING SPACE	ADMINISTRATION

Classic period fabric, high-quality refurbishment



FITTINGS & FEATURES

Classic period fabric

Solid construction in classic style, built 1870, listed monument.

Modern bathrooms

Timeless fittings with modern flooring and tiling.

Heat contracting

Heating system renewed in 2019, no cost to the owner.

Value-stable investment

Durable quality, an investment with charm and substance.

Built 1870 · 20 residential units · listed · modernisations 2022/2023

KEY TECHNICAL DATA

Building concept	Apartment building, 20 residential units
Year built	1870 (listed monument)
Asset class	Existing stock, split into condominiums
Heating	Heat contracting (renewed 2019)
Modernisation	2022 / 2023

MODERNISATION & SUBSTANCE

Refurbished, efficient and value-stable

Heat contracting since 2019

The heating system renewed in 2019 is operated under a heat-supply contract. As a result, the owner incurs no investment or maintenance costs for the heating technology, a clear advantage for the profitability of the investment.

No heating costs | Increased depreciation | Listed monument | Central location

IN DETAIL

Substance & modernisation

- Extensive modernisations 2022/2023
- Mix of refurbished & unrefurbished units
- Significant appreciation potential
- Classic period fabric preserved
- Modern bathrooms, flooring & tiling

Profitability & tax

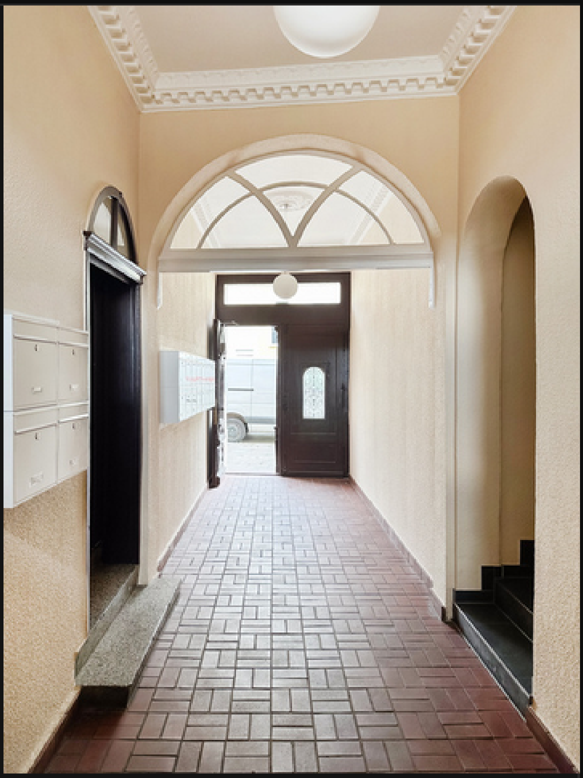
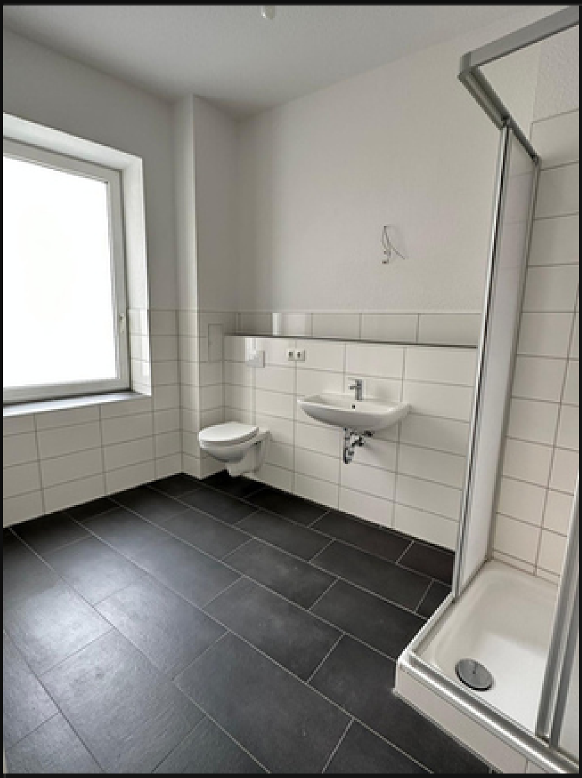
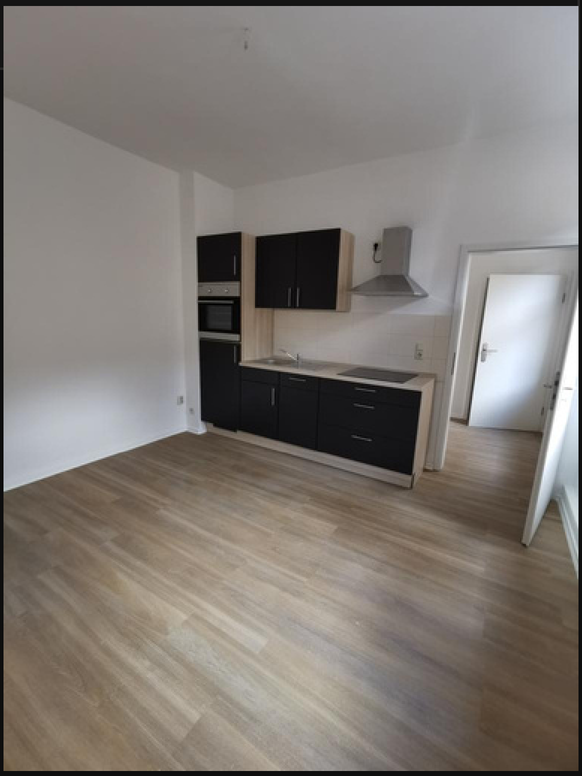
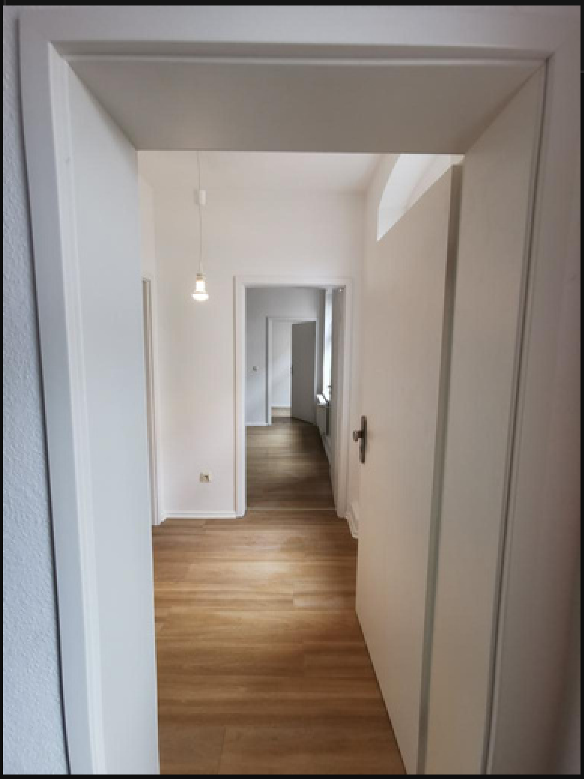
- Heat contracting (renewed 2019)
- No heating costs for the owner
- Increased depreciation via useful-life report
- Up to €13,000 maintenance expenses usable
- Attractive yield of 4.55 %

Value-stable & letting-secure

Refurbished period buildings in central locations with stable rental demand offer a solid basis for long-term wealth creation, complemented by significant tax effects.

SHOW APARTMENT

How your investment could look

Quality, style and substance: timeless fittings with modern flooring, tiling and modern bathrooms, high-quality refurbishment with classic period fabric.

All images are illustrative..

SAMPLE CALCULATION · FIGURES & VALUES

At a glance

Property-dependent & customisable · Data as of March 2026 · interest 4.3 %, repayment 1.5 %

KEY FACTS

Purchase price	**124.080 €**
Living space	**56,49 m²**
Rent per m²	**8,32 €**
Total rent	**€470.00 / month**

KEY RATIOS

Gross yield	**4,55 %**
Building share	**90 %**
Depreciation p.a.	**4,5 %**
Interest / repayment	**4,3 % / 1,5 %**

MONTHLY BREAKDOWN

Rental income (guaranteed)	+ 470,00 €
Loan instalment (interest + repayment)	- 599,72 €
Management & maintenance	- 88,00 €
Tax benefit (tax rate 42 %)	+ 190,42 €
Monthly own contribution	**- 27,30 €**

WEALTH ACCUMULATION

49.831 €	**117.476 €**	**210.447 €**
by year 10 · 4.82 %	by year 20 · 5.12 %	by year 30 · 5.54 %

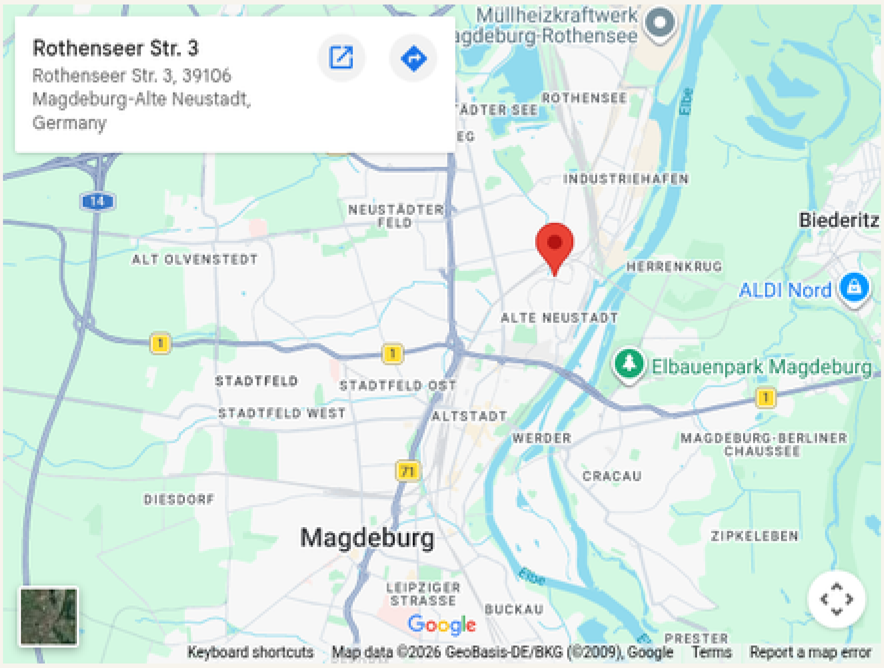
Maintenance expenses of up to €13,000 can be claimed for tax subject to availability (based on your personal tax rate). Figures are illustrative and property-dependent.

Central location in the heart of Magdeburg

244.300	8,25 €/m²	+4,2 %	> 20.000
Residents Magdeburg	Avg. rent	Population growth	Students

Macro location

- Major hub for industry, education & research
- Central location with excellent connectivity
- Stable economic development
- Over 20,000 students in the region



Micro location

- Upscale residential area, historic period fabric
- Tram stop within a few minutes' walk
- Shopping, doctors & schools within walking distance
- Close to the Elbe riverbank and parks

> "A location with history, culture and sustainable growth."
>
> Tim Segler · Managing Director / Signum Real Estate GmbH

Source: City of Magdeburg / Statistical Office of Saxony-Anhalt.

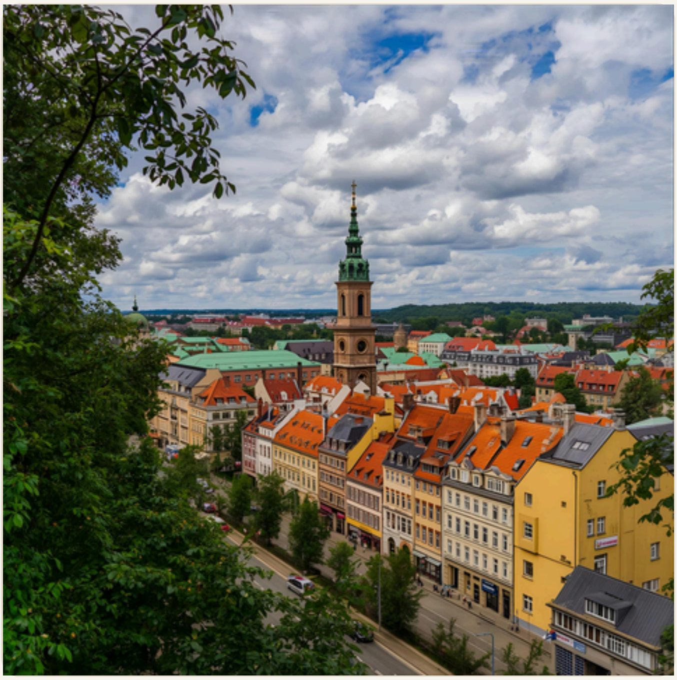
Market, development & outlook

244.300
Residents (2024)

+4,2 %
Growth over 5 years

5,9 %
Unemployment rate

~ 20.000
Students



Purchase-price growth
Condominiums, 6 years
+23,1 %

Rent growth
6 years
+33,1 %

"Magdeburg is increasingly becoming one of the most attractive places to live and invest in central Germany."

IHK Magdeburg, location report 2024

ECONOMY & INFRASTRUCTURE

- Central connectivity via ICE rail & motorways (A2, A14)
- High investment activity in commerce & research
- Dynamic location with a growing services sector
- Quality of life through the Elbe, green spaces & culture

Source: statistical development / market analysis Magdeburg. Information is for location purposes only and does not constitute investment advice.

How the property optimises your return

Increased depreciation via useful-life report

A remaining-useful-life report is available for the property. This allows the building depreciation to be set higher, significantly increasing the tax-deductible amounts in the early years.

TAX ADVANTAGES

Increased depreciation

Based on the useful-life report, disproportionately high depreciation of the building share. Reduces taxable rental income.

Maintenance expenses

Up to €13,000 in maintenance expenses can be claimed for tax subject to availability.

Deductible expenses

Loan interest, maintenance and management costs are deductible as income-related expenses in Annex V.

Heat contracting as an efficiency lever

As the heating system renewed in 2019 is operated under a heat-supply contract, the owner incurs no investment or maintenance costs for the heating technology. This further improves profitability on top of the tax optimisation.

Important note

The tax effects shown are illustrative and based on current law (as of July 2026). They do not replace individual tax advice. Actual figures depend on your personal tax situation and must be verified by a tax advisor.

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Thank you for your interest, we look forward to speaking with you in person.

This exposé is for preliminary information only. The notarised purchase contract is the sole basis of any agreement. All information is based on data from our clients and is provided without guarantee. The sample calculation is illustrative; individual tax effects must be verified through personal tax advice. Images are illustrative. As of July 2026.