



SANUSAG

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BERLIN. VIBRANT. INSPIRING. OPEN-MINDED.

BERLIN – A CITY OF WHICH IT IS SAID THAT IT IS NEVER QUITE FINISHED, BUT KEEPS EVOLVING. GERMANY'S FIRST CITY IS CONSIDERED A HOTSPOT FOR YOUNG CREATIVE MEDIA PROFESSIONALS, AND THE START-UP SCENE HAS BECOME A MAJOR PRESENCE IN THE CITY. BERLIN IS DYNAMIC, OPEN-MINDED, VERSATILE AND TURBULENT. IT IS A UNIQUE SET OF QUALITIES THAT MAKES BERLIN SO ATTRACTIVE FOR PEOPLE FROM ALL OVER THE WORLD. ITS POPULARITY IS REFLECTED IN RAPID DEMOGRAPHIC GROWTH. SOME ESTIMATES PROJECT THAT THE MAJOR MILESTONE OF FOUR MILLION RESIDENTS COULD BE REACHED AS EARLY AS 2025. THE TREND HAS IN ANY CASE CREATED AN URGENT NEED FOR HOUSING. SANUS AG HAS LONG BEEN AWARE OF BERLIN'S NEEDS, AND IS ADDRESSING THEM. THE COMPANY'S OBJECTIVE IN DOING SO IS ALWAYS TO DEVELOP REAL ESTATE THAT DOES JUSTICE TO THE CITY AND REFLECTS THE BLEND OF TRAITS THAT BERLIN IS KNOWN FOR. WITH THEIR SENSIBILITY FOR LOCATIONS, CUTTING-EDGE EXPERTISE AND EXPERIENCE BUT ALSO THE REQUIRED CAUTION, SANUS AG CREATES RESIDENTIAL ACCOMMODATION FOR A VERY SPECIAL CITY.





QUOTE BY WRITER JEAN PAUL

BERLIN IS
MORE OF
A CONTINENT
THAN A CITY.





I FEEL DEEPLY COMMITTED TO BERLIN

THE CREATIVE MIND BEHIND SANUS AG IS THE COMPANY'S FOUNDER AND CEO, SIEGFRIED NEHLS, WHO FOR MORE THAN 20 YEARS NOW HAS BEEN ACTIVE IN THE GERMAN CAPITAL AS PROPERTY DEVELOPER AND CONTRACTOR. A VISIONARY IN HIS FIELD, HE RECOGNISED THE POTENTIAL OF URBAN QUARTERS THAT NOW COUNT AMONG BERLIN'S PRIME LOCATIONS WELL BEFORE THE ADVENT OF THE CURRENT REAL ESTATE BOOM.

SIEGFRIED NEHLS, THE SUCCESS STORY OF SANUS AG HAS CONTINUED SEAMLESSLY OVER THE PAST YEARS, AND REACHED A NEW PEAK IN 2016. WHAT IS THE SECRET OF YOUR SUCCESS?

SANUS AG sees itself as urban district developer in the best sense of the word and has not only outstanding knowledge of Berlin's micro-environments, but anticipates tomorrow's demand. We have long been aware of the housing needs in the young German capital, and are addressing them. The properties developed by us in the inner city of Berlin are keenly sought by condominium buyers both from inside and outside Germany.

SANUS AG has long been aware of the housing needs in the young German capital, and is addressing them.

YOUR COMPANY FOCUSES ON BERLIN AND THE GREATER METRO REGION. WHAT FASCINATES YOU ABOUT THESE LOCATIONS FROM THE PERSPECTIVE OF A MODERNISER AND PROPERTY DEVELOPER?

The city is always in flux, always under development, and one of the leading metropolises in Europe. Our core competence is the modernisation and redevelopment of period buildings. There is still a lot of potential in Berlin that we engage with

indepth experience of a keen sense for old structures. We also act as property developer in our own right, completing numerous construction projects in the medium and upmarket residential segment. Particularly charming in this line of business are large areas, quarters in the process of reinventing themselves. Berlin is currently the only city where you will find such plots.

HOW DO YOU THINK BERLIN'S HOUSING MARKET IS LIKELY TO DEVELOP, LOOKING FORWARD?

Berlin is everybody's darling. Artists and creative media professionals from all over the world have their eyes on this city, and the number of incoming tourists keeps rising. Plus you have brisk economic growth. In short: Berlin keeps getting more attractive and the population keeps growing at an extraordinary pace. If you want to provide adequate accommodation to all these people there is only one solution, in my opinion, which is to step up housing construction. Often overlooked here is that the development implies all sorts of opportunities and prospects for the city. There is no need for doom and gloom in this context, if you ask me. >>>



*Siegfried Nehls,
founder and CEO
of SANUS AG*

WHICH OF THE CITY'S SUB-DISTRICTS AND BOROUGHES DO YOU BELIEVE STILL HAS PARTICULAR DEVELOPMENT POTENTIAL?

Berlin has tremendous potential. There are estimates that consider its open areas large enough to build over 300,000 apartments. There is ample potential both in the inner city and in peripheral locations, which for many people are becoming increasingly attractive. The boroughs of Pankow and Treptow-Köpenick probably take the lead, but the growing appeal of the "old" Berlin, meaning downtown West Berlin, creates new opportunities. Our assets are actually spread all over Berlin. Each borough has its very own charm, and offers unique opportunities - that's the way Berlin is structured! My main ambition is to preserve and promote the uniqueness of this city.

SANUS AG has recently intensified its focus on construction projects.

CAN YOU NAME PROPERTIES THAT ILLUSTRATE THE STRATEGY AND APPROACH OF SANUS AG BETTER THAN OTHERS?

SANUS AG has positioned itself in a rather diverse approach that is reflected not least in our assets. On Seesener Strasse, in downtown West Berlin, we developed a new-build residential complex of around 16,000 square metres of residential floor area. Here, we created up-market accommodation that is urgently needed in a

prime location in the immediate vicinity of Kurfürstendamm. In Potsdam, we are restoring a historic ensemble of buildings called Villa Tummeley. In this case, we are taking a very careful approach, being well aware of the buildings' history and the need to protect them. The outcome will be exclusive residences in one of the finest lakefront locations of Potsdam. While very different, the difference between the projects highlights the wide spectrum that SANUS AG covers.

LET US TAKE A LOOK AT THE FUTURE: WHAT IS THE CORPORATE STRATEGY OF SANUS AG FOR THE YEARS TO COME?

We have lately intensified our focus on construction projects. Berlin needs more housing, and we intend to contribute to the larger effort. As someone who has grown up in Berlin and who has been living here for many years, I love this city and feel deeply committed to it. So, for me it is quite easy to see why people would want to move to this unique metropolis. Providing these high-quality residential accommodations to these people is my goal. To ensure we will keep participating in the enormous demand for housing in Berlin's inner-city locations we have lately shifted the company's focus to the acquisition of plots and the development of new-build flats for the time being.



QUOTE BY SIEGFRIED NEHLS:

BERLIN IS EVERYBODY'S DARLING... AS SOMEONE WHO HAS GROWN UP IN BERLIN AND LIVED HERE FOR MANY YEARS, I LOVE THIS CITY AND FEEL DEEPLY COMMITTED TO IT. SO, FOR ME IT IS QUITE EASY TO SEE WHY PEOPLE WOULD WANT TO MOVE TO THIS UNIQUE METROPOLIS. PROVIDING THESE HIGH-QUALITY RESIDENTIAL ACCOMMODATIONS TO THESE PEOPLE IS MY GOAL.



RETROSPECTIVE / /OUTLOOK

THE 2016 FINANCIAL YEAR WAS AN OUTSTANDING MILESTONE IN THE COMPANY'S HISTORY. SANUS AG SUCCESSFULLY CONTINUED TO CONSOLIDATE. THE CORPORATE FOCUS WAS ON THE DEVELOPMENT OF OUR PORTFOLIO PROPERTIES AS WELL AS ON THE PREPARATORY CONSTRUCTION PHASES (PLANNING AND APPROVAL PHASE) OF OUR NEXT PROJECTS.

FOR SANUS AG, 2016 PROVED TO BE another banner year, paced by dynamic growth. Nine new projects were acquired during the years 2015 and 2016, two of them being located in Potsdam. Once developed, they will deliver a total of 36,350 square metres of residential accommodation.

The financial position of SANUS AG remained stable throughout the 2016 financial year, the liquidity was assured at all times, and all accounts payable due were paid on time.

Unsurprisingly after manifest tendencies in previous years, the focus shifted toward the construction of new residential projects. It continues to show that first-hand market intelligence on a property's micro-environment and on each borough's potential constitutes the decisive competitive advantage of SANUS AG in Berlin.

The net retained profits of SANUS Beteiligungs AG amounted to € 5,377,723.86 in 2016. Earnings from equity investments during the 2016 financial years added up to € 9,395,263.68 and were generated by both global sales and condominium retailing. The package deals signed for the properties on Rigaer

Strasse 18-19 and Seesener Strasse 40-47 as well as the condominium sales out of the property at Scharnhorststrasse 6-7 played a key role in this context.

At the moment, SANUS AG is going through a business cycle that includes the continuous identification of new projects in boroughs marked by serious growth opportunities, the initiation of new projects, the development and completion of ongoing building projects, and the subsequent sale (as global deals or to individual investors). The purpose of this cycle is to ensure at all times that sufficient capital for new projects is on hand.

SANUS AG is planning to continue its principal and proven corporate strategy in 2017. The focus will remain on the development of new-build housing in 2017, while

the company will keep buying additional projects at the same time. By the end of 2017, the project volume of SANUS AG will hit the mark of 1,5 billion euros. The year 2017 will also see the structural completion of the projects located at Einbeckerstrasse 43/45, Blücherstrasse 12, and Invalidenstrasse 1 in Berlin. Meanwhile, the ongoing projects at Invalidenstrasse 6, Kaiserdamm 13, Alt-Stralau (second construction stage) and Zillestrasse 67 are rapidly nearing their completion. On top of that, another five properties were acquired in the city, located at Landsberger Allee 42, Vesaliusstrasse 4, Woelckpromenade 8-10, Schönholzer Strasse 8, and Braunschweiger Strasse 21, respectively.

SANUS AG is planning to continue its principal and proven corporate strategy in 2017.

*Strategy in 2017
proven corporate
principal and
continue its
planning to
SANUS AG*

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SOUGHT. VERSATILE. OPEN-MINDED.

BERLIN IS A METROPOLIS WITH A VERY SPECIAL FLAIR. ITS **MULTICULTURAL LIFE**, ITS RICH DIVERSITY, AND SIMULTANEOUSLY ITS DASH OF ELEGANCE COUNT AMONG THE CITY'S DEFINING TRAITS.

TODAY'S BERLIN is hip and trendy for a lot of people, and for many the place to be. Every year, its population grows by around 40,000 new residents. Recent estimates suggest that the population total will cross the magic mark of 4 million by 2030 at the latest. The stats show a current total of barely 1.9 million flats in the German capital. Yet according to housing construction forecasts, Berlin will need another 194,000 flats by 2030 to meet the enormous demand. The vacancy rate is just over one percent at the moment.

So the demand for housing will continue to grow. Even now, Berlin has the highest investment turnover for residential accommodation of any German city.

According to housing construction forecasts, Berlin will need another 194,000 flats by 2030 to meet the enormous demand.

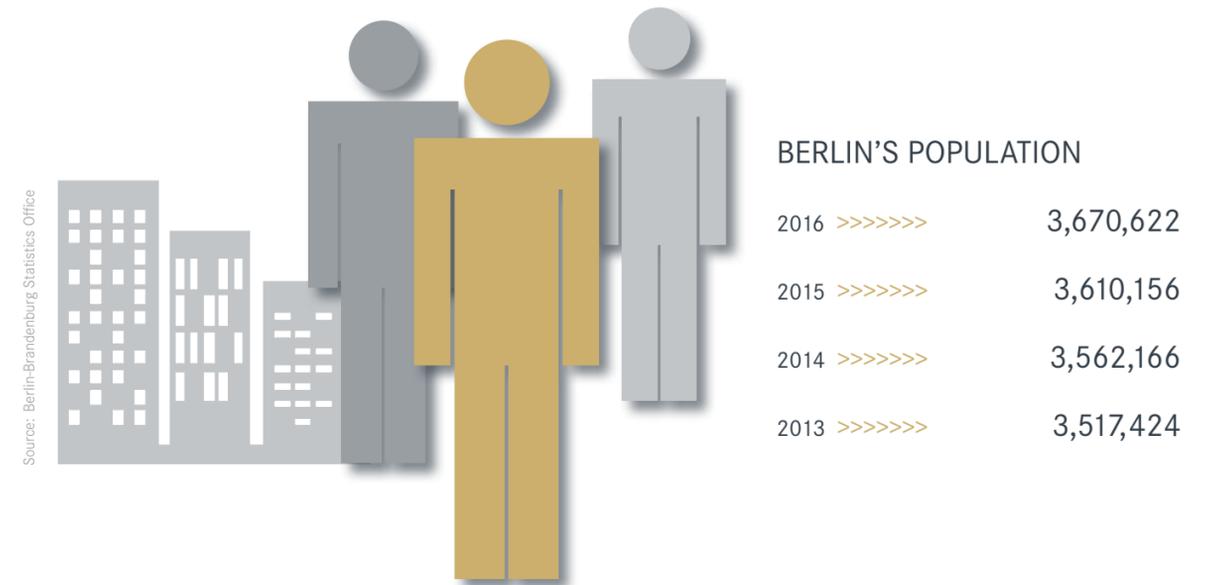
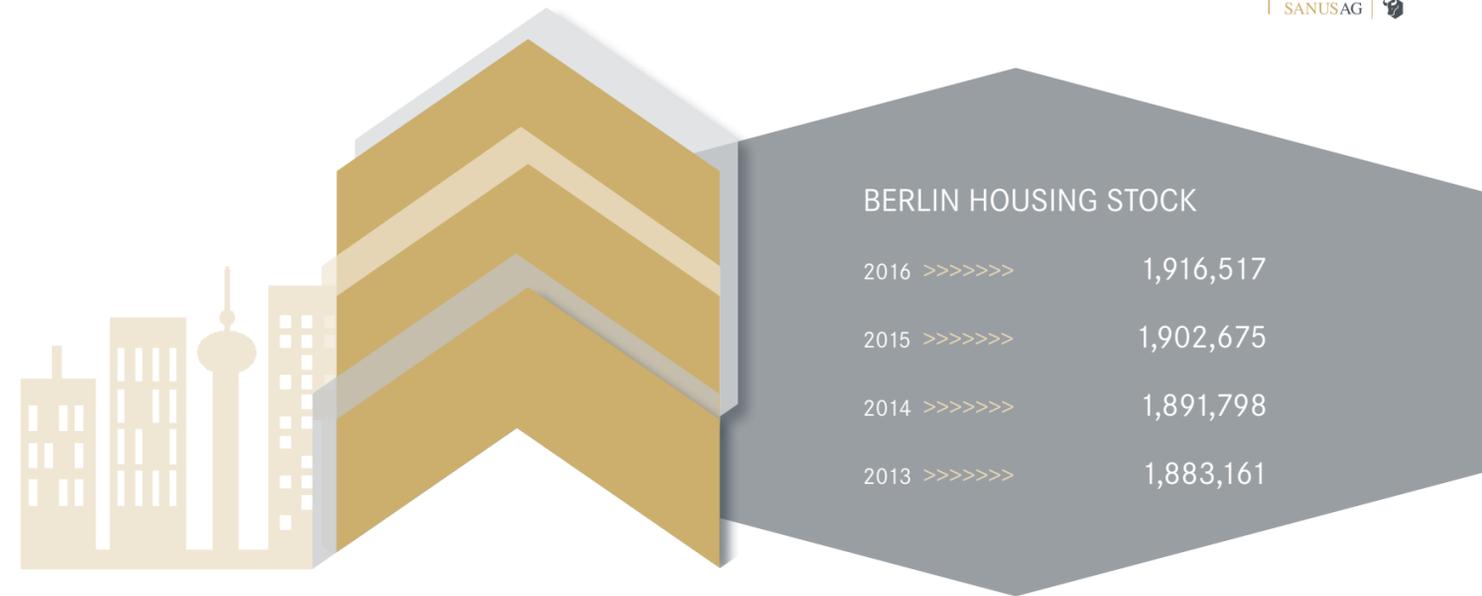
While the income of local residents admittedly falls short of the national average, some of the city's sub-locations have a very high purchasing power – subject to an upward trend. Premium prices in medium-quality locations like Friedrichshain, Kreuzberg, Pankow, Tempelhof, Neukölln or Wedding already exceed price-to-rent ratios of 20 times the annual rent.

For investors and developers, Germany's first city offers a number of opportunities to earn an excellent return on investment – assuming you have access to sound appraisals of trends, locations and

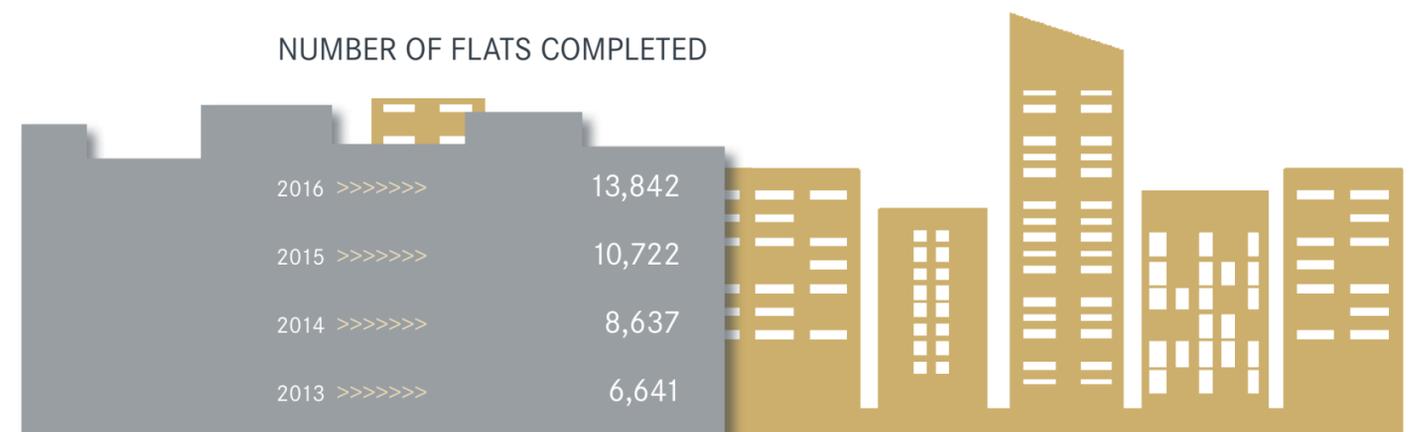
submarkets. After all, another characteristic of Berlin is that each borough has its distinct locational qualities, advantages and peculiarities in terms of infrastructure.

Demand has picked up even for the previously neglected neighbourhoods and outskirts lately.

But in spite of these developments, it will take Berlin quite some time yet to catch up with other major German cities. Even a cursory analysis reveals considerable price differentials between the cities of Berlin, Munich, Frankfurt am Main, Hamburg and Cologne. Munich has been and continues to be in the lead, as is well known. Frankfurt, the runner-up, lags considerably behind, while Hamburg and Cologne are more or less on a level. Prices in Berlin are just half of what they are in Munich. One of Berlin's key advantages is that it still has space for large-scale densification. It is estimated that open areas still available would suffice to raise around 300,000 flats. In Munich, by contrast, there are barely any spaces left, and the potential for further densification are negligible.



Source: Berlin-Brandenburg Statistics Office



THE CITY REQUIRES A KEEN SENSIBILITY FOR LOCATIONS WITH POTENTIAL



*Jan Holstein,
Managing Director of
SANUS Bauräger GmbH,
talks to Berlin's Senator
for Urban Development,
Katrin Lompscher*

NEW HOUSING IS URGENTLY NEEDED – that is something everyone agrees on. The Senate of Berlin is committed to address the issue, and has made it one of its chief priorities. However, the state-owned housing associations will hardly be able to get the job done on their own which is why private developers are encouraged to help expand the city's housing stock as needed.

“Berlin keeps growing. We are facing the formidable task of providing residential accommodation in sufficient quantity to the people wishing to live in this city,” said Jan Holstein, Managing Director of SANUS Bauräger GmbH.

“In its coalition agreement, the Senate of Berlin clearly gave chief priority to housing construction. The municipal housing companies alone are expected to build 30,000 new flats before the end of the legislative period in 2021. Private investors are therefore working hand-in-glove with the borough councils and the municipal housing associations to develop sufficient housing at affordable rates.”

This way, the construction of subsidised housing is complemented by development of medium-priced rental flats and condominiums. “As developers, we want to work with the district administrations, the municipal housing companies and not least with the people of Berlin as we continue to address the growth-related challenges in pragmatic and clever ways, because as far as I can see Berlin is facing a very bright future. The city requires a keen sense for the potential of a given location. SANUS has developed an amazing sensitivity in this regard. Another fascinating aspect is the rich diversity of the boroughs, the land zoned for development and the existing building fabric. SANUS specialises not just in the development of new buildings, but very much in the preservation and refurbishment of protected buildings. These are exciting tasks and projects, and as far as I can see this is currently the only city that offers them,” said Holstein.



QUOTE BY JAN HOLSTEIN:

IN OUR PAST FINANCIAL YEARS, WE
WE MANAGED TO EARN OUTSTANDING
RETURNS ON INVESTMENT BY COMPLE-
TING RESIDENTIAL REAL ESTATE OF
THE HIGHEST STANDARD. OUR SUCCESS,
BUT ALSO THE FAVOURABLE RESPONSE
FROM OUR CLIENTS SHOW THAT OUR
CORPORATE STRATEGY IS THE RIGHT WAY
FOR SANUS AG: HIGH QUALIYY RESIDEN-
TIAL PROPERTIES IN THE GROWTH
LOCATIONS OF BERLIN AND POTSDAM.



ENTREPRENEUR. VISIONARY. PHILANTHROPIST.



Siegfried Nehls (left) together with other entrepreneurs and Berlin's Lord Mayor Michael Müller (centre) on occasion of the annual asparagus dinner hosted by the Berlin Press Conference

SIEGFRIED NEHLS was born in the city of Fulda in 1963 as the oldest of three siblings. As early as 1973, his father became aware of the opportunities dormant in the developer business in Berlin. A year later, he moved his family to the city, which was still divided by that time. Siegfried Nehls attended first the Carl Orff elementary school in Schmargendorf sub-district before transferring to the Walter Rathenau secondary school in Grunewald where he got his A Levels in 1982. Both of his parents worked in the real estate sector, a fact that proved defining for their son's professional career.

In 1983, Siegfried Nehls enrolled at the Free University of Berlin and obtained his degree in business administration in 1988. Freshly certified, he formed a property development company that he headed as its managing partner. In 1996, Siegfried Nehls set up the SANUS group of companies in its present structure, and has headed it as its CEO ever since. The foundation of his entrepreneurial success has been his visionary sense for potential and opportunities, often recognising them well before anybody else did. The company has always stayed one

step ahead of the game while maintaining close ties to the city and its people. Nehls, a dyed-in-the-wool entrepreneur, is deeply rooted in Berlin and remains loyal to it.

“Nothing good happens unless you do it,” is a well-known maxim by German writer Erich Kästner that Nehls has adopted. For many years, he has sponsored the Jewish community in Berlin and the Hanukkah “festival of lights”. “Berlin is an open-minded and colourful city where people of different origins and various religions coexist peacefully, and it should stay that way. It is of the essence to be hopeful, and for me personally, the Hannukah festival of lights signifies the opportunity to set a sign for hope.”

Siegfried Nehls is known as a generous donor who cares about children in need above all. “It is important to give something back to people. I was very lucky in my life, and would like to open up opportunities for others, especially for children. Children are the future, and to support them is the most meaningful way to give something back to society.” Siegfried Nehls is particularly dedicated to the children's aid project ARCHE, which received donations from the charitable entrepreneur on numerous occasions.



Siegfried Nehls (left) and initiator Christian Gérôme (right) hand Bernd Siggelkow (centre) a check for the ARCHE children's aid project



Dilek Kolat (left), Senator for Health, Care and Equality, Rabbi Yehuda Teichtal (centre) and Siegfried Nehls (right) at the Hanukkah festival of lights of the Jewish Community of Berlin

COMPETENT. INNOVATIVE. AWARE.

COMMITTED TO BERLIN: SANUS AG NEVER STOPPED
HONING THE PERFECT PROPERTY.

FOR MORE THAN TWENTY YEARS, SANUS AG has been active in Germany's first city as an innovative property developer, designing high-quality residential and commercial real estate, and playing a decisive role in shaping neighbourhood developments in many of Berlin's boroughs. SANUS AG acts out of a deep commitment to the city's history, and has created veritable landmarks in Berlin's cityscape, always in close coordination with the urban development and heritage protection departments.

From the start of a given project, SANUS AG has always cooperated closely with architects, town planners and trades, and engaged investors, occupiers and decision makers in dialogue. It has proven a great way to ensure that the highest quality in urban living is achieved for all stakeholders as it takes the various ideas for optimal dwelling, living and working into account. Being part of a network of companies that covers all steps in property development from the start enables SANUS AG to deliver residential accommodation at market prices that are affordable even for the average citizen. The company, which over the years had shown its commitment to Berlin through cultural and social contributions, looks back on more than 5,000 residential units and 24 quarters completed since its formation over twenty years ago.

The key expertise of SANUS AG is to detect up-and-coming locations earlier than others and to act quickly in order to turn potential into advantages.

The company's broad spectrum of deliverables covers all planning and building phases, and ensures smooth work flows, from the land procurement, to the building consent, and all the way to the marketing of the turnkey property. The key expertise of SANUS AG is to detect up-and-coming locations earlier than others and to act quickly in order to turn potential into advantages.

Property development projects of SANUS AG are characterised by the company's active involvement in the development process from the start. This permits the familiarisation with the construction execution, including details on the integration of technical systems, the selection of materials, and the preservation of assets, which implies the advantage of acquiring a differentiated knowledge of the planned property development even ahead of the detailed planning stage. Here as elsewhere, it is SANUS AG's ambition to deliver state-of-the-art living, environmental and societal standards that will satisfy all stakeholders of a given project. The goal is to create real estate for the city of tomorrow, rather than just meeting technical standards. This approach ensures that high-end products are handed over to the client that justifies the high investment sums committed.



The team of SANUS AG

SANUS AG's long-term experience in regard to auspicious growth locations and in the analysis of site-defining factors make unique insights into present-day Berlin available to customers and clients – bolstering promises of robust returns and sound investments at the same time. The best possible basis for providing optimal advisory on property investments to domestic and international investors is a holistic understanding of all stages of property development and construction execution. SANUS offers this spectrum of deliverables for any real estate project – as a one-stop service, without third-party providers. Maintaining its own investments business line enables the company to deliver a more solid and sustainable performance for real estate investments, and makes its competence across all stages of development all the more convincing.

An end to the keen demand for real estate in Berlin is not in sight, not least because the demand in Germany's capital is driven by many different causes. In addition to the city's attractive cultural and recreational options, there are fascinating career opportunities and with them a rise in purchasing power. Other aspects enhancing Berlin's appeal include its wide range of options in higher education and vocational training, and its reputation as a great place for partying.

SANUS AG and its founder Siegfried Nehls: a successful real estate company with a clear-cut focus, far-sightedness and a creative approach. Entrepreneurs like Siegfried Nehls have been instrumental in boosting Berlin's international reputation as a hip, liveable and green metropolis. Siegfried Nehls and SANUS AG will keep doing everything they can to keep it that way.

HOUSING CONSTRUCTION IN BERLIN

SANUS AG ANTICIPATED THE LATEST TRENDS ON BERLIN'S HOUSING MARKET AND HAS ACTED ON THEM: REFURBISHING PERIOD BUILDINGS, DEVELOPING INNOVATIVE NEW SCHEMES, AND PROVIDING SHORT-TERM ACCOMMODATION COVER A LARGE SPECTRUM OF RESIDENTIAL NEEDS.

BERLIN CONTINUES TO GO through a sustained boom cycle. For the time being, there is no end to the boom in sight, as the population keeps growing rapidly and with it the need for more housing. The body politic has already given chief priority to housing construction. Berlin is a city of singles (single-person households accounting for 50 percent of the total) and of tenants (85 percent of the population renting their homes).

It is not enough for new buildings to meet a high quality, standard, they also need to integrate smoothly into the existing environment and satisfy the actual needs of people.

As a result of the price trend and the increasing densification of the city, the size bands of its housing demand will shift in proportions. Demand will be strongest for flats of one or two bedrooms and with a residential floor area of 30 to 40 square metres. Another trend that SANUS AG long foresaw is temporary furnished accommodation in the proximity of technology sites and higher education centres. Not just one, but several ongoing SANUS AG projects match this concept. With the schemes under development at Invalidenstrasse 1 and 6, Pettenkofer Strasse 31, Einbeckerstrasse 43-45, Blücherstrasse 12

and Landsberger Allee 42, the company creates modern furnished flats that pick up on the temporary living trend and take it a step further. Singles or foreign employees who will spend only a limited period of time in the German capital are the main target group for this type of accommodation.

Refurbishing and modernising period buildings – a business line where SANUS AG has a wealth of expertise, experience and know-how – continues to have enormous significance. At Kaiserdamm 13, for instance, the company is redeveloping a period building by modernising and restructuring it to merge it with a new building in a uniform design. Here, in direct proximity to the Lietzensee lakefront and in one of the most attractive locations in Berlin, SANUS AG is showcasing its broad spectrum of competencies. The old and new structures are merged into an aesthetically harmonised showpiece property. The building has served as corporate headquarters of SANUS AG since 2016. Examples highlighting the growing significance of new-build properties for the company include the projects under way on Zillestrasse, in Alt-Strahlau or on Einbecker Strasse, which are speedily nearing their completion. SANUS AG demonstrates with these projects that newly constructed buildings, aside from having to meet high quality standards, must be properly integrated into their existing environment and live up to the actual needs of people.



POTSDAM



BEING THE STATE CAPITAL OF BRANDENBURG and a cultural hotspot with a fascinating history, Potsdam has built up a massive gravitational pull in recent years, not least because of its close proximity to Berlin. The city has the highest take-up in Germany, while the price trend is stable, analogous to the situation in Berlin. A positive demographic trend and the growing significance as innovation hub further enhance Potsdam's appeal. It is an evolution that SANUS AG predicted a long time ago. After all, Potsdam is home to a plethora of historic structures, which makes it the ideal area of activity for the refurbishment experts of SANUS AG. The company recently acquired another two assets in Potsdam, one located at Benkertstrasse 3, the other at Berliner Strasse 28/29 (the Villa Tummel estate). Both represent historically significant buildings in the most premium locations of Potsdam. SANUS AG is taking the utmost care in restoring the architectural landmarks, creating residential accommodation of superior standard

and style in the popular Dutch Quarter and in the Berliner Vorstadt district.

Another project in a prime location in the very heart of Potsdam is the one at Havelblick 8. The former state parliament of Brandenburg (originally built as Royal Prussian Military Academy), which looks back on a turbulent history, will be overhauled by SANUS AG with no major changes to the façade, among other aspects. Overall, 139 residential and 26 commercial units are to be created at the site.

Potsdam: a city between rich past and a bright future, modern and steeped in history at the same time. The old splendour of the Prussian princes was brought to perfection in this ancient city, and is visible everywhere in the cityscape. It is a special challenge to do this heritage justice, and one that SANUS AG is glad to take on as an opportunity to put its know-how, experience and corporate philosophy to the test – in not just one, but three projects.



Potsdam: The old splendour of the Prussian princes was brought to perfection in this ancient city, and is visible everywhere in the cityscape.

ON TOP OF THE TIMES. APPEALING. PRESTIGIOUS.



OUR ASSETS IN THE BERLIN METRO REGION

SANUS AG IS HELPING TO BUILD BERLIN. OUR PROJECTS ARE SPREAD THROUGHOUT THE ENTIRE INNER CITY, THE FOCAL POINTS BEING THE BOROUGHS OF CHARLOTTENBURG-WILMERSDORF, MITTE AND, ABOVE ALL, FRIEDRICHSHAIN-KREUZBERG, PANKOW AND LICHTENBERG. IN ADDITION, SANUS AG HAS LATELY EXPANDED ITS ACTIVITIES TO INCLUDE THE NEIGHBOURING CITY OF POTSDAM. ALL THINGS CONSIDERED, SANUS AG HAS COMPLETED 65 PROJECTS WITH MORE THAN 3,800 UNITS IN BERLIN, ADDING UP TO OVER 290,000 SQUARE METRES OF RESIDENTIAL AND COMMERCIAL FLOOR AREA. A MAJOR CONTRIBUTION FOR A GROWING CITY.

Potsdam



Charlottenburg-
Wilmersdorf

Friedrichshain-
Kreuzberg

PROJECTS HIGHLIGHTS

BERLIN NEEDS NEW HOUSING STOCK. THE RAPID GROWTH OF THE CITY IS BRINGING POLICY MAKERS AND DEVELOPERS FACE-UP WITH THE CHALLENGE TO PROVIDE ADEQUATE ACCOMMODATION IN LARGE QUANTITIES. SANUS AG IS COMMITTED TO ITS GOAL TO DEVELOP RESIDENTIAL UNITS THAT DO JUSTICE TO THE CITY'S CHARACTER. INDIVIDUALITY IN THE HEART OF THE BIG CITY. ARTISAN PERFECTION WITH MODERN ASPIRATION. OLD AND NEW.

THE AESTHETIC OF SANUS AG RESEMBLES THE CITY ITSELF: VERSATILE. EXCITING. DIFFERENTIATED.





OLD AND NEW BLENDING IN THE SAMARITERVIERTEL

RIGAER STRASSE 18-19

*The property combines
a period building
with a new-build
complex of eight
multi-family dwellings*

IN THE SAMARITERVIERTEL neighbourhood in the heart of the popular Friedrichshain borough, lies Rigaer Strasse 18-19/ Liebigstrasse 2. In 2009, Samariterviertel won the National Award for Integrated Urban Development and Building Culture,

awarded by the Federal Ministry of Transport, Building and Urban Development. The property at the above address combines a period building with a new-build complex of eight multi-family dwellings. The buildings are arranged in a meander shape that creates two spacious courtyards opening outward. The residential units, adding up to a total of 155, vary in size between 38 and 120 square metres.

KEY FIGURES

NEW / PERIOD BUILDINGS	
COMPLETED	2015
TOTAL USABLE AREA	12,246 SQM
RESIDENTIAL UNITS	155
ADDRESS	Rigaer Strasse 18-19/ Liebigstrasse 2, Berlin-Friedrichshain



CHARLOTTENBURG NEW-BUILD ENSEMBLE

SEESENER STRASSE 40-47

RIGHT IN THE HEART OF THE SOUGHT and time-honoured borough of Charlottenburg-Wilmersdorf we developed an ensemble of new buildings with a combined usable area of around 16,000 square metres. The 217 high-end flats thereby created are of urban character while emanating tranquillity and harmony at the same time. What makes the property stand out are its unique glass systems that are part of an innovative energy concept. The complex comes with its own underground car park of 164 spots. The site benefits from very convenient access to public transportation, with the Halensee rapid transit station just minutes away, as well as from its close proximity to West-Berlin's prime high-street pitch along Kurfürstendamm.

*Glass systems
lend the property a
unique appearance*

KEY FIGURES

2016	COMPLETED
16,046 SQM	TOTAL USABLE AREA
1	COMMERCIAL UNITS
217	RESIDENTIAL UNITS
Seesener Strasse 40-47, Berlin-Halensee	ADDRESS



NEW URBAN QUARTER IN PANKOW

GREIFSWALDER STRASSE 80

BETWEEN GREIFSWALDER STRASSE and the Zeiss planetarium lies a railway brown-field that extends over more than 25,000 square metres. Here, at the northern end of Ernst Thälmann Park in the trendy borough of Pankow, a new urban quarter is about to be created. Roughly 400 apartments will be added to the existing railway buildings and the historic control centre. An underground car park accessed from Lilli-Enoch-Strasse provides ample parking for the complex. The “Greifswalder Strasse” rapid-transit station with numerous retail venues annexed to it lies

within walking distance, as do several supermarkets, schools and preschools. The M4 tram line provides direct service to Alexanderplatz downtown, and terminates at Hackescher Markt. The local development planning process has been kicked off and is expected to be concluded by 2019.

With the parklands of Ernst Thälmann Park so close and great infrastructure access, the former freight yard offers residential arrangements

KEY FIGURES

NEW/PERIOD BUILDING

2022	COMPLETED
35,860 SQM	TOTAL USABLE AREA
400	RESIDENTIAL UNITS
Greifswalder Strasse 80	ADDRESS
Berlin-Prenzlauer Berg	



NEW CORPORATE HEADQUARTERS NEAR LIETZENSEE

KAISERDAMM 13

Urban flair in central location near Lietzenseepark



KEY FIGURES

NEW/PERIOD BUILDING

2017	COMPLETED
4,405 SQM	TOTAL USABLE AREA
21	COMMERCIAL UNITS
14	RESIDENTIAL UNITS
Kaiserdamm 13	ADDRESS
Berlin-Charlottenburg	

OCCUPYING A PRIME LOCATION OF WEST BERLIN and overlooking the lakeside park around Lietzensee, the refurbished period building at Kaiserdamm 13 has served as new head office of SANUS AG since 2016. The complex divides into a front building and cross wing, while a side building that was destroyed during the war has now been restored. The attic floor, which had been previously developed in section, is being completely overhauled in conjunction with the refurbishment, with lush roof

gardens to be added. Urban flair in a very central location. The new structure taking the place of the former side building is being entirely done in reinforced concrete. An underground car park will be created in the process that uses a car lift instead of a ramp and thereby creates extra space for more parking spots. A new structure connects front and side building while preserving the original building volume. The new building, creating a closed built-up area, represents the logical continuation of the courtyard development. The property will provide both commercial and residential units.

GREENER ON YOUR SIDE OF THE FENCE

VESALIUSSTRASSE 4

Just right for families: Green areas, parklands, crèches and schools

IN THE FORMER EMBASSY DISTRICT of East Berlin in the borough of Pankow, a 3,949 square metre plot was acquired at Vesaliusstrasse 4. With green spaces all around, including the Schlosspark, the Pinke children's farm, many crèches and schools in the area, the property location is perfectly suitable for families. The eight-storey building to be developed here will provide a total of 112 flats on a total residential area of 8,229 square metres. The planned basement covering most of the plot will include an underground car park with 33 double car stackers.

KEY FIGURES

2019	NEW BUILDING COMPLETED
8,229 SQM	TOTAL USABLE AREA
112	RESIDENTIAL UNITS
Vesaliusstrasse 4	ADDRESS
Berlin-Pankow	



HERITAGE GARDEN

ALT-STRALAU 4, 4 A



HERITAGE GARDEN is a new residential development on the Alt-Stralau peninsula in south-east Berlin. It consists of four townhouses in direct waterfront location, plus another five buildings quietly situated near the water. All of the 115 flats here are characterised by an open-plan layout concept and large window expanses that admit plenty of daylight while granting a splendid view of the nature protection area next door.

Living on the Alt-Stralau peninsula near nature reserve

KEY FIGURES

NEW/PERIOD BUILDING	COMPLETED	2018
TOTAL USABLE AREA		10,591 SQM
RESIDENTIAL UNITS		115
ADDRESS	Alt Stralau 5, 5a, 5b, 6, 6a Dora-Benjamin-Park 7, 8, 10, 12-15, 17, 18, 20, 22 Berlin-Friedrichshain	

PRENZLAUER BERG IN A FRESH APPROACH

WOELCKPROMENADE 8-10

The L-shaped building envelope permits the installation of south-facing balconies that overlook the garden.

IN THE NORTH-EAST SECTION of Prenzlauer Berg, in the Weissensee sub-district, you will find Woelckpromenade 8 through 10. According to the plans, the line-up of the perimeter block development on the southern boundary will be extended in residential Building Section 1, while Building Section 2 as transverse building across from the warehouse next door will close the block. The resulting L-shaped building envelope permits the installation of balconies with optimal south-facing orientation toward the garden. The yard and garden areas thus created are complemented by a stand-alone townhouse, and directly connect to the adjacent gardens, which also contain building structures.

KEY FIGURES

NEW BUILDING	
2019	COMPLETED
9,300 SQM	TOTAL USABLE AREA
130	RESIDENTIAL UNITS
Woelckpromenade 8-10, Berlin-Weissensee	ADDRESS



HISTORIC QUARTER CHARLOTTENBURG

SCHILLERSTRASSE 45-47



Hot spots in the immediate vicinity: shopping venues, parks, cultural amenities

SCHILLERSTRASSE runs through the heart of a time-honoured quarter in Berlin-Charlottenburg. Located in the immediate vicinity are hot spots like Deutsche Oper and the Wilmsdorfer Arcaden shopping centre, the prestigious boulevard Kurfürstendamm with its countless up-scale retail venues, and Charlottenburg Palace with its lush green areas. The lakefront park around Lietzensee lies within walking distance. The project site will be developed into 65 flats on around 5,000 square metres, perfectly suited for families that love to combine a refined setting with a central location. The planned new building will feature six full storeys with 72 residential units and two commercial units. The planned underground car park will accommodate 43 vehicles.

KEY FIGURES

NEW BUILDING	
COMPLETED	2017
TOTAL USABLE AREA	5,030 SQM
COMMERCIAL UNITS	3
RESIDENTIAL UNITS	65
ADDRESS	Schillerstrasse 45-47, Berlin-Charlottenburg

MODERN METROPOLITAN AMBIENCE

BRAUNSCHWEIGER STRASSE 21

At home in Neukölln: multicultural and cosmopolitan ambience

IN THE MIDDLE OF BUSTLING and colourful Neukölln, mere minutes from the well-known Sonnenallee artery, a new apartment building with 138 residential units on nearly 6,100 square metres is under development. What makes life in this Neukölln neighbourhood so special is the combination of historic flair with motley multiculturalism in a modern big-city ambience. In recent years, a remarkable network of artists formed in Neukölln, while many young families warmed to the borough and moved here at the same times. You will find there are several schools in the immediate vicinity of the subject property as well as numerous supermarkets and other retail venues, such as the Neuköllner Tor shopping centre. A richly varied spectrum of restaurants, bars and café ensures there is something for everyone. The apartments are particularly well suited to be let or sold to young people. The plans call for an ensemble of five seven-storey residential buildings along Braunschweiger Strasse, with a corner building on Niemetzstrasse annexed to it. It is planned to install a preschool on the ground floor of the transverse building. The complex will have a full basement and an underground car park.



KEY FIGURES

2021	NEW BUILDING COMPLETED
6,073 SQM	TOTAL USABLE AREA
1	COMMERCIAL UNITS
138	RESIDENTIAL UNITS
ADDRESS	
Braunschweiger Strasse 21, Berlin-Neukölln	

LIFESTYLE DISTRICT PRENZLAUER BERG

GREIFSWALDER STRASSE 26



KEY FIGURES

	NEW BUILDING
2018	COMPLETED
2,246 SQM	TOTAL USABLE AREA
3	COMMERCIAL UNITS
21	RESIDENTIAL UNITS
Greifswalder Strasse 26	ADDRESS
Berlin-Prenzlauer Berg	

Building fabric worth preserving masterfully restored.

GREY FAÇADES WERE REPAINTED in pastel hues and the homogeneous historic building fabric was preserved down to the very details: The district of Prenzlauer Berg in East Berlin is more popular locally, nationally and internationally than ever before, and has done much to brush up the city's image. Greifswalder Strasse is, like Prenzlauer Allee and Schönhauser Allee, one of the borough's arteries.

Near Alexanderplatz, the town centre of East Berlin, 21 residential and 3 commercial units are under development on a total floor area of around 2,200 square metres at Greifswalder Strasse 21. The building was raised in 1910. Doing everything to protect any of the historic building fabric worth preserving, the flats were carefully reinstated and simultaneously modernised according to the generally accepted rules of building and construction and in adherence to the technically relevant DIN specifications.

TEMPORARY HOMES

INVALIDENSTRASSE 6

Central city apartments for cosmopolites in Berlin-Mitte

IN THE IMMEDIATE VICINITY a vibrant neighbourhood and near the district boundary of Prenzlauer Berg lies Invalidenstrasse 6. Following refurbishment, modernisation, interior fit-out and floor plan optimisation, fully furnished apartments are immediately available to business customers in need of temporary accommodation, among other client groups. The property provides 18 residential and two commercial units that range in size from 38 to 90 square metres, and add up to a combined floor area of 1,310 square metres.



KEY FIGURES

COMPLETED	2017
YEAR BUILT	1910
TOTAL USABLE AREA	1,310 SQM
COMMERCIAL/RETAIL UNITS	2
RESIDENTIAL UNITS	18
ADDRESS	Invalidenstrasse 6, Berlin-Mitte

URBAN LIVING

INVALIDENSTRASSE 1



24 NEW-BUILD FLATS and one commercial unit were completed here in the trendy Mitte district in 2016, ready to be occupied new or native residents. In addition to the trendy location, the advantages include the central location and the proximity of the Friedrichstrasse high street, the central railway station and sights like the Brandenburg Gate. The greenery of the Weinbergspark right across the street lends itself to breaks from the brisk pace of urban living. For people new to Berlin or in town for a limited period of time only, the building offers furnished apartments with state-of-the-art amenities and at the same time communicating a keen sense of Berlin's proverbial livability.

Hip central location and modern specification

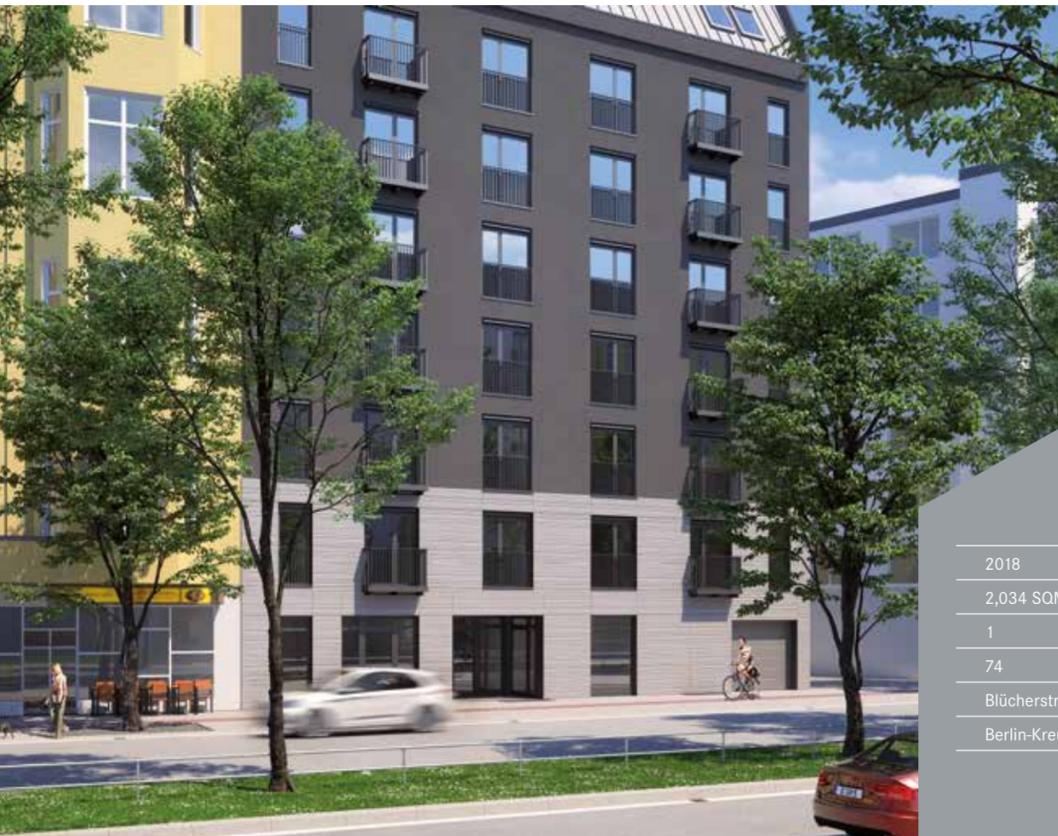


KEY FIGURES

2018	COMPLETED
1937	COMPLETED
1,643 SQM	TOTAL USABLE AREA
1	COMMERCIAL UNITS
24	RESIDENTIAL UNITS
Invalidenstrasse 1/ Brunnenstrasse, Berlin-Mitte	ADDRESS

KREUZBERG NIGHT LIFE... HOTEL * * * *

BLÜCHERSTRASSE 12



KEY FIGURES

NEW BUILDING	
2018	COMPLETED
2,034 SQM	TOTAL USABLE AREA
1	COMMERCIAL/RETAIL UNITS
74	RESIDENTIAL UNITS
Blücherstrasse 12,	ADDRESS
Berlin-Kreuzberg	

A 4-star hotel in the heart of bustling Kreuzberg

IN A POPULAR RESIDENTIAL and retail quarter in the Kreuzberg district you will find Blücherstrasse 12. Here, a building is under development that will house a 4-star hotel in the middle of what may well be Berlin's most lively district. The eight-storey

new-build structure will provide a total of 75 commercial units of various sizes. The idea underlying the hotel concept is to combine the Kreuzberg experience with modern, stylish and yet no-nonsense accommodation.

HOTEL * * * IN HIP QUARTER

LANDSBERGER ALLEE 42

KEY FIGURES

NEW BUILDING	
COMPLETED	2019
TOTAL USABLE AREA	1,736 SQM
COMMERCIAL UNITS	2
RESIDENTIAL UNITS	44
ADDRESS	Landsberger Allee 42, Berlin-Friedrichshain



BERLIN'S WELL-KNOWN DISTRICT OF Friedrichshain, a highly sought residential area with charming ambience, will be home to a five-storey hotel yet to be built. The vicinity of Landsberger Allee 42 is particularly attractive because of its optimal infrastructure: Numerous schools, crèches, supermarkets and the Velodrom are close at hand. The sprawling parklands

of Volkspark Friedrichshain just a few minutes away offer sanctuary from the frantic pace of big city life. The area is also home to the night life for which Berlin is famous, as many clubs are right around the corner. The location is perfect for a hotel that strives to offers its guests a broad spectrum of urban life.

Perfect infrastructure and premium location in one of Berlin's trendiest boroughs.

HISTORIC LOCATION

AM HAVELBLICK 8, POTSDAM

The former state parliament building occupies a premium location in the heart of Potsdam.

BRANDENBURG'S FORMER STATE PARLIAMENT BUILDING on the Brauhausberg hill - colloquially referred to as "Kremlin" because it used to house the communist party district administration - occupies a premium location in the heart of Potsdam, state capital of Brandenburg. It is planned to redevelop the complex for a mix of use types, including research, residential and commercial. In addition to flats, offices for

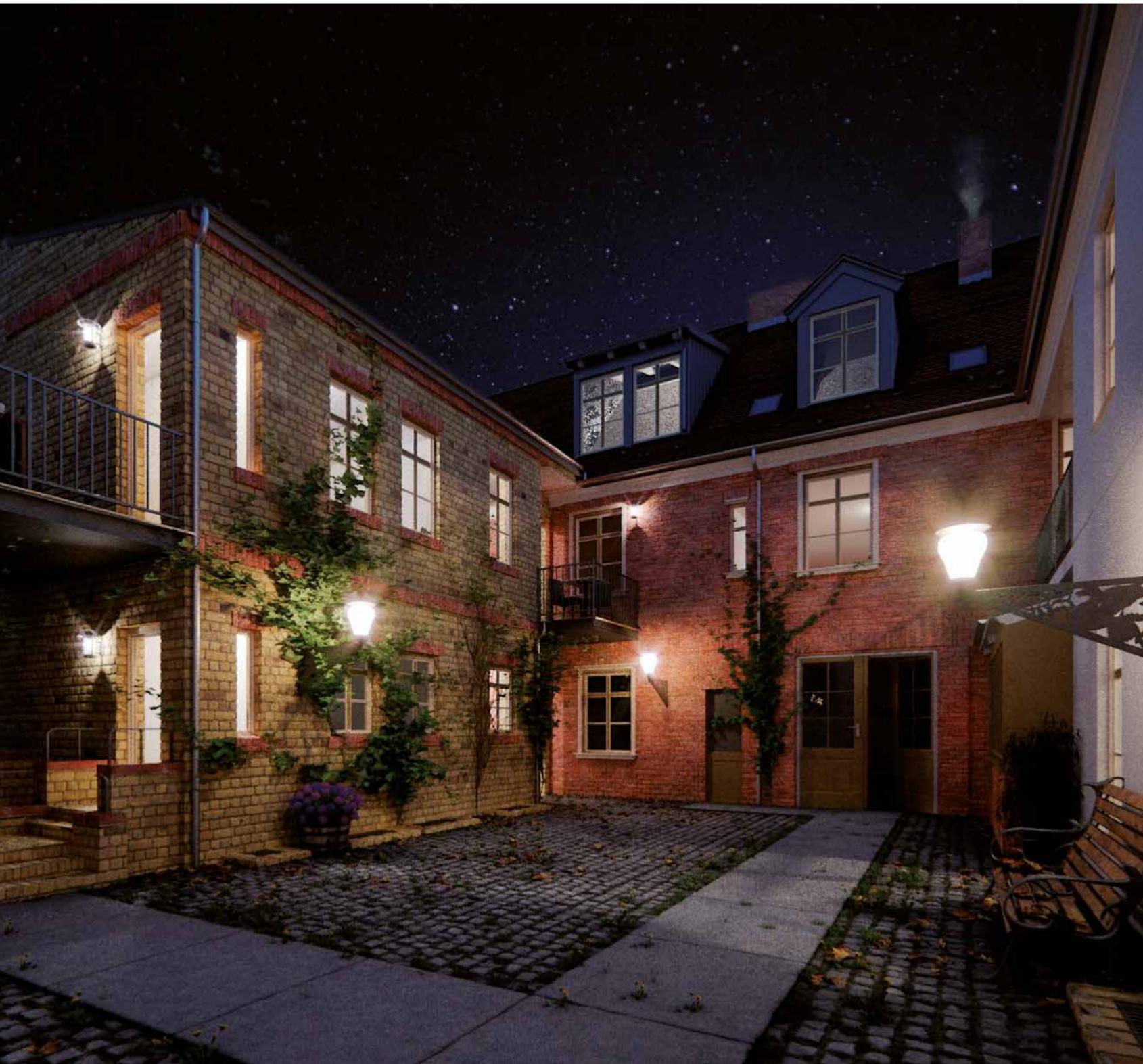
the geographic research centre next door which urgently needs extra office space, the plans call for a hotel to accommodate visiting scientists. The exterior of the historic building is to be overhauled, but without any major changes to the façade. Overall, 139 residential and 26 commercial units are to be created at the site.



KEY FIGURES

NEW / PERIOD BUILDING

COMPLETED	2021
TOTAL USABLE AREA	14,211 SQM
COMMERCIAL UNITS	26
RESIDENTIAL UNITS	139
ADDRESS	Am Havelblick 8, Potsdam



EXPERIENCING HISTORY

BENKERTSTRASSE 3, POTSDAM

*The Dutch Quarter:
premium residential site
with historic flair*

RIGHT IN THE POPULAR HISTORIC “Dutch Quarter” in Potsdam, among more than 100 Dutch buildings, lies Benkertstrasse 3. Located near the city’s prime high-street pitch, the plot is built up with a two-wing front building dating back to 1738, and a three-storey back building. The planned flats of 2 to 6 bedrooms are expected to vary between 36 and 231 square metres in size. Details such as

the original staircases, historic wall and ceiling panelling, and large window formats, whose refurbishment is coordinated with the heritage conservation authority, generate an extraordinary interior ambience.

KEY FIGURES

COMPLETED	2018
YEAR BUILT	1737
TOTAL USABLE AREA	1,102 SQM
COMMERCIAL-/RETAIL UNITS	2
RESIDENTIAL UNITS	9
ADDRESS	Benkertstrasse 3 Potsdam



VILLA TUMMELEY

BERLINER STRASSE 28, POTSDAM

LOCATED IN THE BERLINER VORSTADT SUBURB of Potsdam, Villa Tummeley is an architectural gem in premium location. The mansion with its signature tower comes with one of the finest vistas anywhere in Potsdam, overlooking the Havel River and the grounds of Babelsberg Palace on the opposite bank.

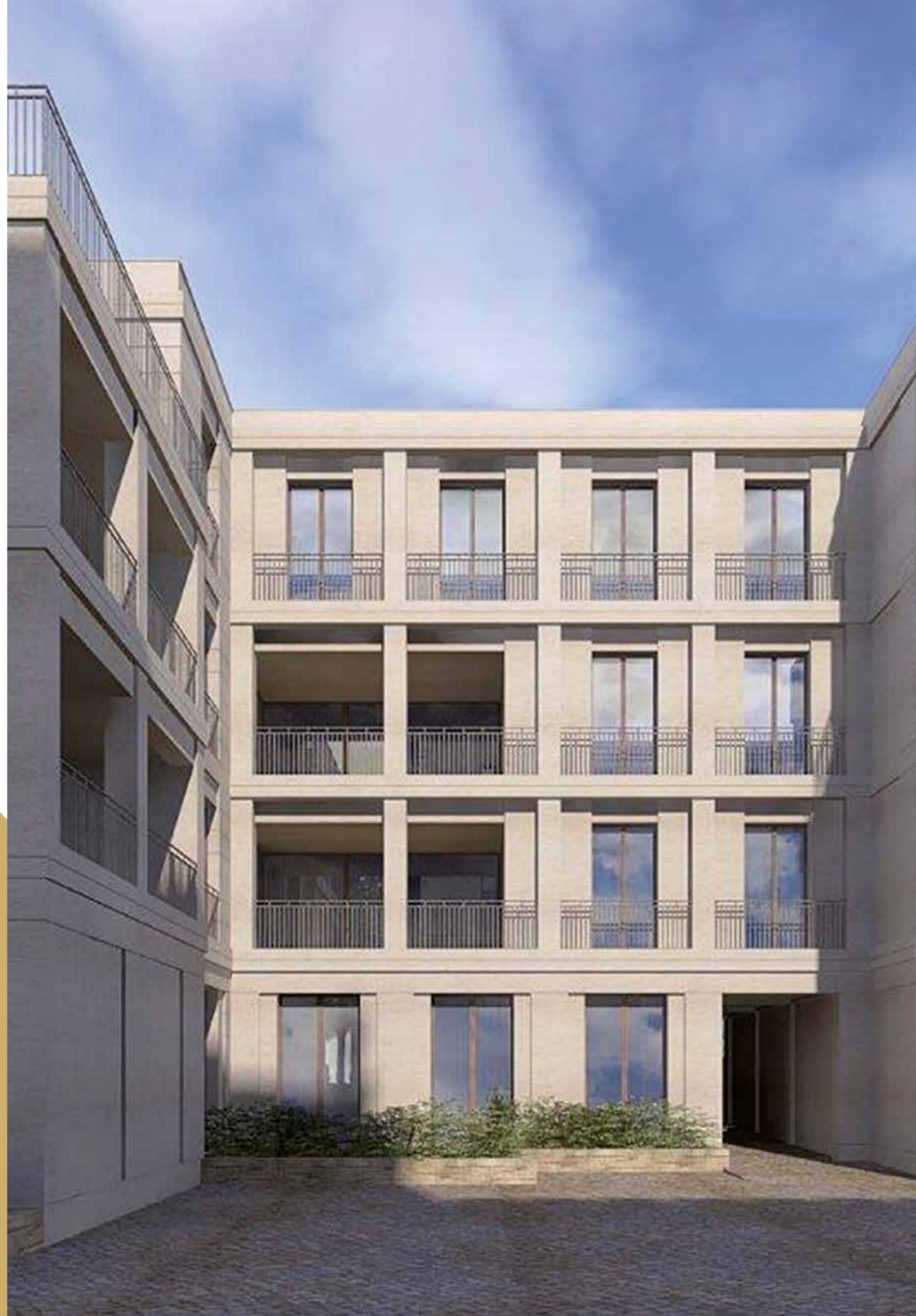
*Villa Tummeley:
An architectonic gem in
premium location
with one of the finest
views in Potsdam*

The property is rated a horticultural landmark, and has direct access to the lakefront of Tiefer See. The grounds extend over around 11,000 sqm, and are currently

occupied by two historic building structures. Parallel to the refurbishment of the mansion and Offiziershaus building, a new building (Orangerie) plus an underground car park are to be added. Once completed, the ensemble of buildings will provide 38 residential and commercial units with a combined floor area of 5,468 sqm.

KEY FIGURES

2019	COMPLETED
1848	YEAR BUILT
5,468 SQM	TOTAL USABLE AREA
1 (CONCIERGE)	COMMERCIAL/RETAIL UNITS
5,468 SQM	TOTAL USABLE AREA
38	RESIDENTIAL UNITS
Berliner Str. 28/29, Potsdam	ADDRESS



INVESTMENT REPORT REFURBISHMENT. NEW CONSTRUCTION. PORTFOLIO.

A KEEN SENSE FOR THE POTENTIAL OF A GIVEN LOCATION, INSTINCTIVE GRASP OF EMERGING RESIDENTIAL TRENDS, CAREFUL AND SOUND PROCESSES IN BOTH FINANCIAL AND ARCHITECTURAL TERMS, AND MARKETING VIA COMPELLING SALES STRATEGIES: THAT IS THE MAXIM OF SANUS AG, A DEVELOPER BASED IN BERLIN, AND SIMULTANEOUSLY **OUR FORMULA FOR SUCCESSFUL** PROPERTY DEVELOPMENT. THE COMPANY IS GROWING DYNAMICALLY, AND STEADILY EXPANDING ITS MARKET POSITION IN GERMANY'S FIRST CITY. THE WEALTH OF EXPERIENCE IN THE REFURBISHMENT OF LISTED PROPERTY, THE FORWARD-LOOKING DEVELOPMENT OF NEW-BUILD PROJECTS AND ENTIRE QUARTERS, AS WELL AS THE STEADY PORTFOLIO EXPASION COMBINE INTO A PROFILE WITHOUT EQUAL ON BERLIN'S REAL ESTATE MARKET. INVESTORS APPRECIATE THE HIGH PROFITABILITY AND VALUE RETENTION OF THE ASSETS HELD BY SANUS AG, NOT LEAST BECAUSE THEY ARE SITUATED IN THE MOST AUSPICIOUS LOCATIONS OF BERLIN AND POTSDAM.



QUOTE BY JAN HOLSTEIN:

ECONOMIC SUCCESS IN
COMBINATION WITH
STRUCTURAL PERFECTION
– THAT IS OUR MAXIM. WE
PRESERVE THE TIME-TESTED
WHILE PREPARING THE
FUTURE. IN DOING SO, WE
SET NEW STANDARDS.



PROJECT OVERVIEW

AS OF OCTOBER 2017, PROJECT VOLUME ~ 1.5 BILLION EUROS

PROPERTY	DISTRICT	RESID./COMM. FLOOR AREA, SQM	UNITS	COMPLETED/ SOLD	SELLING PRICE IN EUR
FRANKFURTER ALLEE 108	Friedrichshain	3,348	32	1998	€ 4,200,000.00
FRANKFURTER ALLEE 49/ SAMARITER STRASSE 40	Friedrichshain	2,078	25	1999	€ 3,000,000.00
FRANKFURTER ALLEE 53	Friedrichshain	3,536	40	1999	€ 4,800,000.00
WISBYER STRASSE 66-67A	Prenzlauer Berg	2,826	45	1999	2.€ 900,000.00
FLORA STRASSE 33-34	Pankow	5,883	54	2001	€ 12,215,000.00
DUNCKERSTRASSE 79	Prenzlauer Berg	2,575	33	2002	€ 5,559,000.00
WÖRTHERSTRASSE 26	Prenzlauer Berg	1,713	26	2002	€ 3,836,000.00
DUNCKERSTRASSE 3	Prenzlauer Berg	3,000	36	2003	€ 6,614,000.00
DUNCKERSTRASSE 21	Prenzlauer Berg	3,231	39	2003	€ 6,603,000.00
DUNCKERSTRASSE 22	Prenzlauer Berg	2,493	30	2003	€ 5,518,000.00
HUFELANDSTRASSE 16/ ESMARCHSTRASSE 5	Prenzlauer Berg	2,216	24	2003	€ 4,868,000.00
RAUMERSTRASSE 6/ GÖHRENER STRASSE 6	Prenzlauer Berg	2,957	42	2004	€ 6,982,000.00
SCHLIEMANNSTRASSE 47	Prenzlauer Berg	2,639	38	2004	€ 5,885,000.00
WINSSTRASSE 61	Prenzlauer Berg	2,982	34	2004	€ 6,603,000.00
BRUNNENSTRASSE 40	Mitte	2,028	33	2005	€ 4,475,000.00
NIEDERBARNIMSTRASSE 22	Friedrichshain	1,425	23	2005	€ 1,800,000.00
WISBYER STRASSE 59-65	Prenzlauer Berg	7,880	88	2005	€ 8,100,000.00
SCHÖNHAUSER ALLEE 66-67	Prenzlauer Berg	1,845	24	2005	€ 3,200,000.00
IMMANUELKIRCHSTRASSE 9	Prenzlauer Berg	2,712	44	2006	€ 6,157,000.00
KNAACKSTRASSE 5	Prenzlauer Berg	1,349	16	2006	€ 3,242,000.00
BRUNNENSTRASSE 41	Mitte	2,145	29	2007	€ 4,698,000.00
IMMANUELKIRCHSTRASSE 13	Prenzlauer Berg	1,906	23	2007	€ 4,480,000.00
MEYERHEIMSTRASSE 2	Prenzlauer Berg	2,432	36	2007	€ 2,900,000.00
EBERSWALDER STRASSE 20	Prenzlauer Berg	2,380	24	2008	€ 5,951,000.00
HEINRICH-ROLLER-STRASSE 14	Prenzlauer Berg	2,211	24	2008	€ 5,183,000.00
BLUMENSTRASSE 42-47A	Friedrichshain	11,515	132	2008	€ 19,350,000.00
GOETHESTRASSE 26/28/ STREUSTRASSE 54	Prenzlauer Berg	2,632	35	2008	€ 3,100,000.00
BRUNNENSTRASSE 42	Mitte	2,979	37	2009	€ 7,000,000.00
CANTIANSTRASSE 15	Prenzlauer Berg	4,628	44	2010	€ 10,550,000.00
BOXHAGENER STRASSE 59	Friedrichshain	2,212	31	2010	€ 4,979,788.00
VOIGTSTRASSE 16/ DOLZIGER STRASSE 34	Friedrichshain	1,760	23	2011	€ 4,200,000.00
GÜRTELSTRASSE 14	Friedrichshain	1,850	24	2011	€ 4,490,000.00
PETTENKOFERSTRASSE 31	Friedrichshain	1,297	28	2012	€ 5,836,500.00

PROPERTY	DISTRICT	RESID./COMM. FLOOR AREA, SQM	UNITS	COMPLETED/ SOLD	SELLING PRICE IN EUR
WINTERFELDTSTRASSE 13/15	Schöneberg	3,959	44	2013	€ 3,250,000.00
ALBRECHT-ACHILLES-STRASSE 3-4	Wilmersdorf	5,662	84	2013	€ 10,500,000.00
HOMMEYERSTRASSE 1/ GRABBEALLEE	Pankow	1,553	25	2013	€ 900,000.00
MÜHSAMSTRASSE 54/ PETERSBURGER STRASSE 64	Friedrichshain	3,132	41	2013	€ 10,200,000.00
GRABBEALLEE 66	Pankow	1,780	17	2014	€ 1,160,000.00
GREIFSWALDER STRASSE 219-220	Prenzlauer Berg	5,824	55	2014	€ 18,646,000.00
WALLSTRASSE 18	Mitte	10,054	150	2015	€ 17,000,000.00
BREITE STRASSE 42	Wilmersdorf	5,165	150	2015	€ 13,000,000.00
KAISERDAMM 86/ MEERSCHIEDTSTRASSE 8	Charlottenburg	4,034	34	2015	€ 15,465,408.00
WALDEMARSTRASSE 45/47	Pankow	1,880	18	2015	€ 5,601,611.00
RIGAER STRASSE 18-19/ LIEBIGSTRASSE 2	Friedrichshain	12,246	155	2015	€ 41,500,000.00
SEESENER STRASSE 40-47	Wilmersdorf	16,046	218	2016	€ 56,500,000.00
SCHARNHORSTSTRASSE 6-7	Mitte	11,982	120	2017	€ 51,256,090.00
ZILLESTRASSE 67	Charlottenburg	3,146	48	2017	€ 13,052,760.00
INVALIDENSTRASSE 6	Mitte	1,310	20	2017	€ 8,515,000.00
SCHILLERSTRASSE 45-47/ RÜCKERTSTRASSE 7	Charlottenburg	5,030	68	2017	€ 14,550,000.00
RUHLEBENER STRASSE 15/ HEIDEREUTER STRASSE 15	Spandau	1,780	27	2017	€ 3,500,000.00
KAISERDAMM 13/SOPHIE- CHARLOTTE-STRASSE 53-54	Charlottenburg	4,405	35	2017	€ 16,374,400.00
EBERSSTRASSE 29 A	Schöneberg	1,752	32	2017	€ 5,000,000.00
SCHÖNHOLZER STRASSE 8A	Pankow	567	6	2017	€ 1,500,000.00
BENKERTSTRASSE 3	Potsdam	1,102	11	2018	€ 4,935,000.00
GREIFSWALDER STRASSE 26/ KÄTHE-NIEDERKIRCHNER- STRASSE 1	Prenzlauer Berg	2,246	24	2018	€ 13,026,800.00
INVALIDENSTRASSE 1/ BRUNNENSTRASSE	Mitte	1,643	25	2018	€ 10,679,500.00
RICHARD-SORGE-STRASSE 68/ AUERSTRASSE 47	Friedrichshain	5,024	59	2018	€ 21,150,000.00
TORSTRASSE 224/228	Mitte	5,340	76	2018	€ 28,700,000.00
EINBECKER STR. 43/45	Lichtenberg	2,356	66	2018	€ 11,780,000.00
ALT-STRALAU 4-4A	Friedrichshain	10,591	115	2018	€ 53,000,000.00
BLÜCHERSTRASSE 12	Kreuzberg	2,034	75	2018	€ 13,221,000.00
BERLINER STRASSE 28-29	Potsdam	5,468	39	2019	€ 36,912,100.00
LANDSBERGER ALLEE 42	Friedrichshain	1,736	46	2019	€ 8,332,800.00
VESALIUSSTRASSE 4	Pankow	8,229	112	2019	€ 40,822,000.00
WOELKPROMENADE 8/9/10	Weissensee	9,300	130	2019	€ 46,980,000.00
BRAUNSCHWEIGER STRASSE 21	Neukölln	6,073	139	2021	€ 33,114,860.00
AM HAVELBLICK 8	Potsdam	14,211	165	2021	€ 68,213,000.00
GREIFSWALDER STRASSE 80	Prenzlauer Berg	35,860	400	2022	€ 151,237,000.00
		311,183	4,046		€ 1,036,715,617.00

STATEMENT OF FINANCIAL POSITION

AS OF 31 DECEMBER 2016

ASSETS	FINANCIAL PRIOR YEAR		LIABILITIES	FINANCIAL PRIOR YEAR	
	YEAR 2016			YEAR 2016	
A. NON-CURRENT ASSETS	€	€	A. SHAREHOLDERS' EQUITY	€	€
I. Property, plant and equipment			I. Subscribed capital	51,129.19	51,129.19
Other assets, operating and corporate materials	10,220.00	11,552.00	II. Retained earnings statutory reserves	5,113.00	5,113.00
II. Fin. investments			III. Profit/loss carried forward	18,686,483.45	9,856,807.97
Equity investments	31,701,101.42	27,472,627.74	IV. Net income/net deficit	5,377,723.86	8,829,675.48
				24,120,449.50	18,742,725.64
B. CURRENT ASSETS			B. PROVISIONS		
I. Accounts receivable and other Assets			1. Tax reserves	4,967,491.95	3,041,061.95
1. Receivables from companies in which the company holds an equity interest	4,793,042.59	1,791,292.71	2. other accrued liabilities	61,000.00	23,600.00
2. Other assets	6,924,231.54	4,904,906.72			
	11,717,274.13	6,696,199.43		5,028,491.95	3,064,661.95
II. Cash on hand Bundesbank balance Bank balances and checks	3,262,138.27	10,776,956.26	C. LIABILITIES		
			1. Liabilities to banks	44.59	20.60
			2. Trade payables	2,486.87	70,532.57
			3. Liabilities vis-à-vis companies in which the company holds an equity interest	8,544,813.31	11,136,757.93
C. END-OF-YEAR ADJUSTMENT ITEMS	6,723.44	6,723.44	4. Other liabilities – thereof from taxes € 2,280.19 (PY: 4,834.21)	9,001,171.04	11,949,360.18
				17,548,515.81	23,156,671.28
	46,697,457.26	44,964,058.87		46,697,457.26	44,964,058.87

INCOME STATEMENT

01 JANUARY 2016 THROUGH 31 DECEMBER 2016

	FINANCIAL YEAR 2016	PREVIOUS YEAR
	€	€
1. REVENUES	0.00	627,001.00
2. TOTAL OPERATING PERFORMANCE	0.00	627,001.00
3. Other operating income	0.00	800,958.14
4. Total payroll and benefit costs	0.00	145,011.20
5. Write-downs on intangible assets of the non-current assets and plant & equipment	1,332.00	1,334.00
6. Other other operating expenses	597,293.79	2,675,527.97
7. Earnings from equity investments	9,395,263.68	13,293,301.00
8. Other interest income and similar earnings	379,745.54	143,314.73
9. Write-downs of financial assets and of securities held as current assets	2,034,177.89	750,779.90
10. Interest and similar expenses	-3,747.84	334,100.32
11. Taxes on income and profit	1,768,229.52	2,128,146.00
12. EARNINGS AFTER TAXES	5,377,723.86	8,829,675.48
13. NET INCOME/NET DEFICIT	5,377,723.86	8,829,675.48

Bestätigungsvermerk des Abschlussprüfers

An die Sanus Beteiligungs AG, Berlin:

Wir haben den Jahresabschluss – bestehend aus Bilanz, Gewinn- und Verlustrechnung sowie Anhang - unter Einbeziehung der Buchführung der Sanus Beteiligungs Aktiengesellschaft, Berlin, für das Geschäftsjahr vom 01. Januar bis zum 31. Dezember 2016 geprüft. Die Buchführung und die Aufstellung des Jahresabschlusses nach den deutschen handelsrechtlichen Vorschriften liegen in der Verantwortung der gesetzlichen Vertreter der Gesellschaft. Unsere Aufgabe ist es, auf der Grundlage der von uns durchgeführten Prüfung eine Beurteilung über den Jahresabschluss unter Einbeziehung der Buchführung abzugeben.

Wir haben unsere Jahresabschlussprüfung nach § 317 HGB unter Beachtung der vom Institut der Wirtschaftsprüfer (IDW) festgestellten deutschen Grundsätze ordnungsmäßiger Abschlussprüfung vorgenommen. Danach ist die Prüfung so zu planen und durchzuführen, dass Unrichtigkeiten und Verstöße, die sich auf die Darstellung des durch den Jahresabschluss unter Beachtung der Grundsätze ordnungsmäßiger Buchführung vermittelten Bildes der Vermögens-, Finanz- und Ertragslage wesentlich auswirken, mit hinreichender Sicherheit erkannt werden. Bei der Festlegung der Prüfungshandlungen werden die Kenntnisse über die Geschäftstätigkeit und über das wirtschaftliche und rechtliche Umfeld der Gesellschaft sowie die Erwartungen über mögliche Fehler berücksichtigt. Im Rahmen der Prüfung werden die Wirksamkeit des rechnungslegungsbezogenen internen Kontrollsystems sowie Nachweise für die Angaben in Buchführung und Jahresabschluss überwiegend auf der Basis von Stichproben beurteilt. Die Prüfung umfasst die Beurteilung der angewandten Bilanzierungsgrundsätze und der wesentlichen Einschätzungen der gesetzlichen Vertreter sowie die Würdigung der Gesamtdarstellung des Jahresabschlusses. Wir sind der Auffassung, dass unsere Prüfung eine hinreichend sichere Grundlage für unsere Beurteilung bildet.

Unsere Prüfung hat zu keinen Einwendungen geführt.

Nach unserer Beurteilung aufgrund der bei der Prüfung gewonnenen Erkenntnisse entspricht der Jahresabschluss den gesetzlichen Vorschriften und vermittelt unter Beachtung der Grundsätze ordnungsmäßiger Buchführung ein den tatsächlichen Verhältnissen entsprechendes Bild der Vermögens-, Finanz- und Ertragslage der Gesellschaft.

Berlin, den 28. Juli 2017

DELTA Treuhand GmbH



Knoll

Wirtschaftsprüfer



Eine Verwendung des oben wiedergegebenen Bestätigungsvermerks außerhalb dieses Prüfungsberichtes bedarf unserer vorherigen Zustimmung. Bei Veröffentlichungen oder Weitergabe des Jahresabschlusses in einer von der bestätigten Fassung abweichenden Form bedarf es zuvor unserer ausdrücklichen Stellungnahme, sofern hierbei unser Bestätigungsvermerk zitiert oder auf unsere Prüfung hingewiesen wird; auf § 326 HGB wird verwiesen.



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