

TERRANIA

**VALUE. QUALITY.
RESPONSIBILITY.**

The Company

Our core business lies in real estate with development potential. We manage the renovation, revitalisation or redevelopment of suitable buildings, optimise these properties, and make them attractive for the rental market. We focus on locations in metropolitan areas and growth regions.



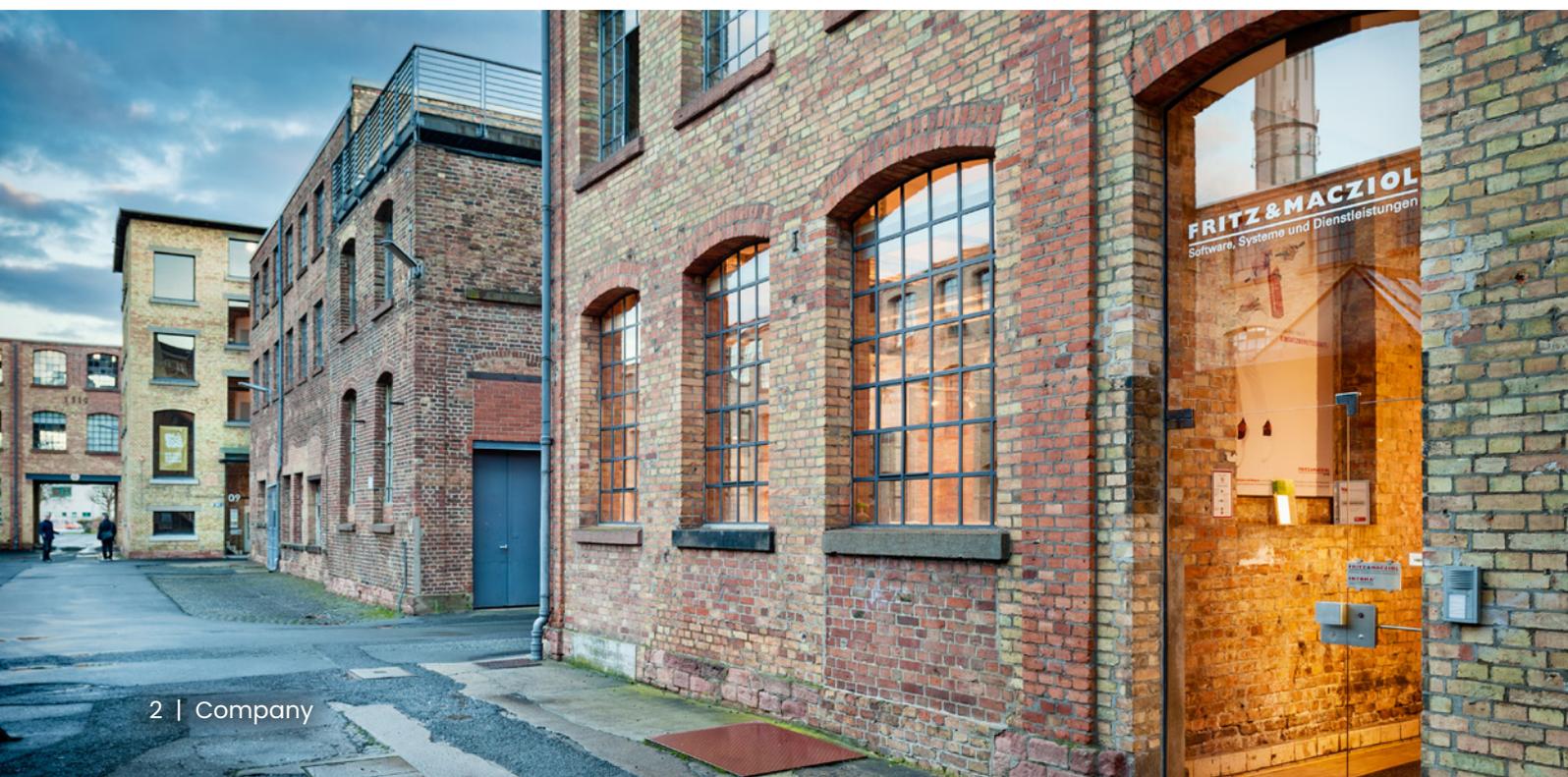
Portfolio holder with quality standard

Terrania AG is an international real estate company with a clear investment focus on commercial real estate. Founded in Germany, the company is now also present in the USA and the Switzerland. The core business of Terrania AG consists of the strategic acquisition of developable real estate, which after the acquisition is upgraded by redevelopment or revitalization in the short to medium term, in order to be managed in its own portfolio.



Flexible and sustainable positioned

For over 50 years, we have been offering cost-effective commercial space in particular to small and medium-sized companies. As a long-term portfolio manager, we maintain the service-oriented cooperation with our tenants as a reliable partner. In order to achieve this, the company invests in real estate with a wide range of use - from apartments, offices, hotels, logistics, industrial, production, retail space and shopping centres to garages - in Germany, other regions of Europe and the USA.





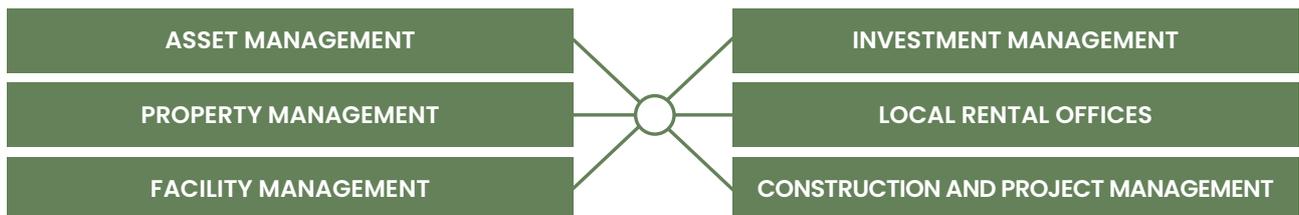
**Enthusiasm for properties is our drive,
the satisfaction of our tenants our goal**

Terrania AG is a portfolio developer and redeveloper. The core business is the strategic purchase of developable real estate, which is upgraded through redevelopment or revitalization in the short to medium term and then managed in our own portfolio. To generate long-term sustainable income means for us to be locally engaged on a long-term basis.



**A one-stop
solution**

We create the complete value-added cycle through our own employees. Trust builds on continuity. We manage and rent exclusively our own properties. This reduces the cost of brokerage to the advantage of the tenants because especially businesses need affordable space. We always offer our tenants the best possible flexibility and our own staff on site, because our service is your benefit!



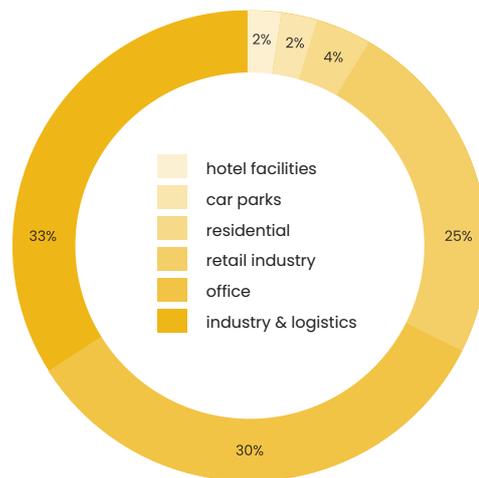
Portfolio Germany



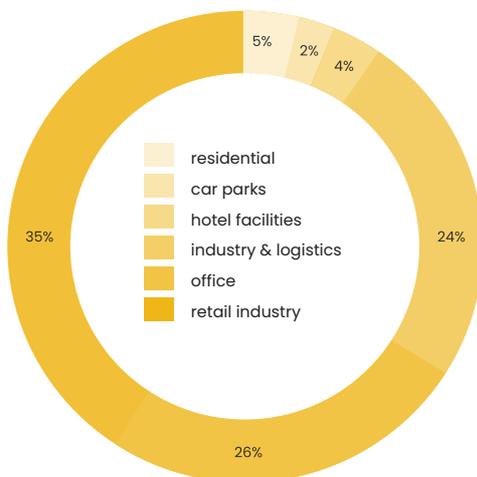
Wide range of various asset categories

Terrania AG has established a broadly diversified portfolio over the past few decades. Our various sectors include office and production, hotels, retail, logistics, housing and parking.

Area distribution sectoral



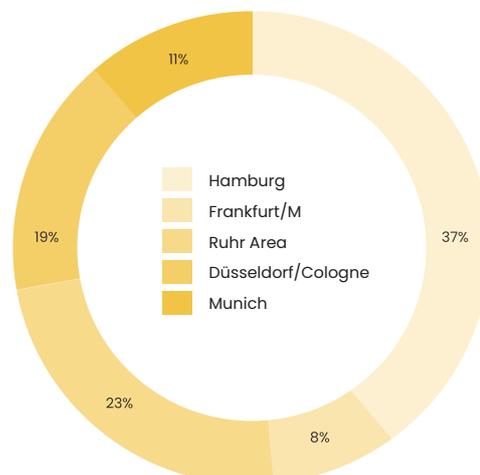
Rental income sectoral



This structure forms a broad base with high stability. As individual real estate areas often develop in cyclical phases, partial markets that are experiencing a high phase can offset fluctuations in other areas. And not only the stability but also the medium and long-term profitability of the overall portfolio is enormously increased by the sectoral spread.

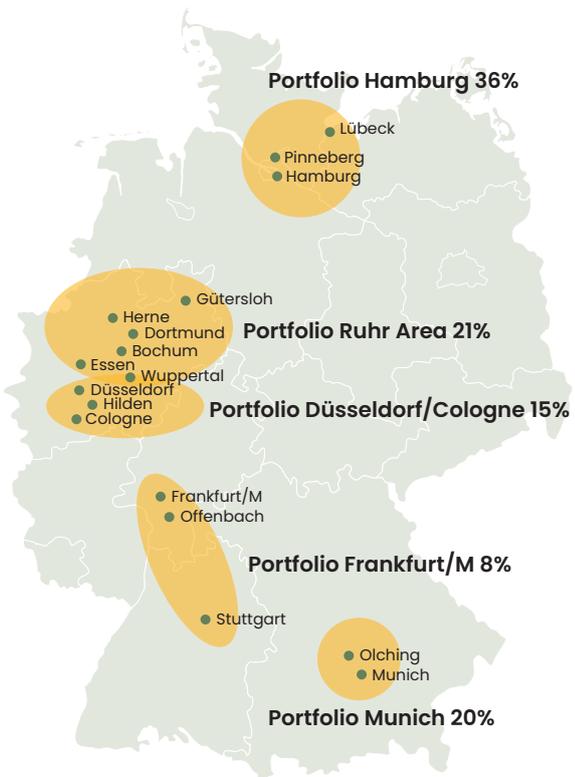
In its portfolio strategy, Terrania AG focuses on the acquisition and management of commercial properties in metropolitan and growth regions, which are characterized by steady migration, growing household figures and economic parameters as well as insufficient new construction activity.

Usable area by region





Portfolio with quality and perspective through responsible growth



Rental income as per portfolio focus regions in %



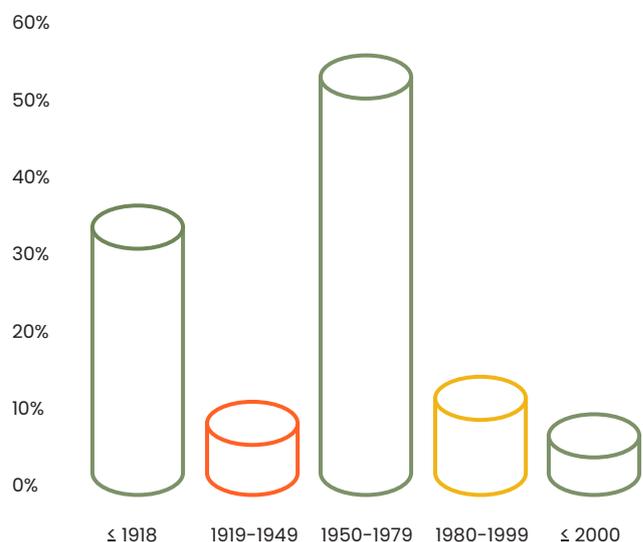
Modern and efficient management

As a sustainable portfolio holder with a long-term perspective and profound commercial real estate know-how, we manage our holdings exclusively. The development of the portfolio avoids holding growth according to the scattergun approach. Terrania AG focuses on geographically related holdings with a sufficient minimum size in its core regions. Thus, economies of scale can be used and the properties can be managed efficiently and cost-effectively.



**Aging is no art, but looking great
While doing so, is our skill**

Construction year of the portfolios in %



Sustainable investments into Holdings

Terrania AG assumes responsibility for its holdings and invests above-average in the quality of its portfolio in a sustainable manner and in a comparison with the industry. E.g. an average of 20% + of our total rental income p.a. is invested in the expansion and improvement of our properties.

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