

CUBE REAL ESTATE AG

"We love Development" – three words that stand for conviction, passion and responsibility at Cube Real Estate. Since 2013, we have been setting standards in real estate project development with our team. Our employees, business partners and investors are united by a passion for sustainable living spaces that truly deserve this name. That is why we are successfully realizing a project volume of over 2 billion euros. Focusing on apartments as well as on residential and building-plot development, we place people at the center of everything we do. The comprehensive field of activity for the Cube team: the complete life cycle of real estate.

PROJECT DEVELOPMENT AT THE HIGHEST LEVEL

with a focus on:



NEIGHBOURHOOD DEVELOPMENTS



COMPACT FORMS OF LIVING

OPEN

We are inquisitive, honest and appreciative.

ENTRE-PRENEURIAL

We are responsible, visionary and inspiring.

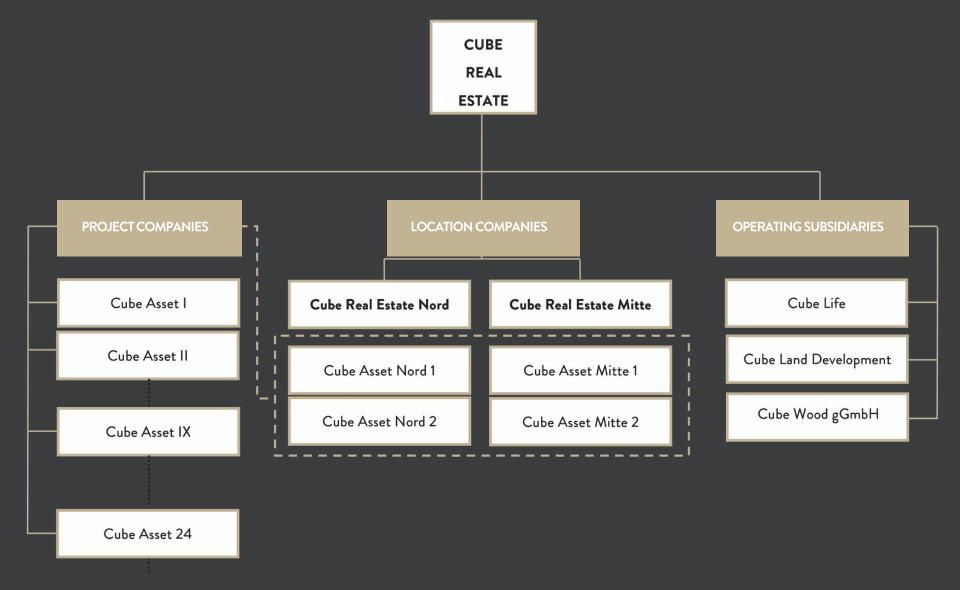
DYNAMIC

We are fast, motivated and full of energy.



WHO WE ARE

OUR COMPANY STRUCTURE



OUR LEADERSHIP TEAM

BOARD OF DIRECTORS & DIVISION MANAGEMENT



Johannes Dähnert, Chairman of the Board of <u>Directors</u>



Bernd HütterBoard of Directors



Jean-Marc FeyBoard of Directors



Melanie Gorris Head of Technical Project Development



Daniel Tkaczick
Head of Commercial
Project Development



Fabian Gerdon Head of Strategy & Investment Management



Javier González Head of Finance

CUBE IN NUMBERS







PROJECTS UNDER
CONSTRUCTION OR IN
PREPARATION FOR
CONSTRUCTION









BGF (GEA) above ground level IN DEVELOPMENT



approx. EUR 2 billion

VOLUME IN DEVELOPMENT

OUR NATIONWIDE BUSINESS AND PROJECT LOCATIONS



OUR PROJECT LOCATIONS

North Rhine-Westphalia



Aachen



Bonn



Dusseldorf



Cologne



Leverkusen



Ratingen

Hesse



Frankfurt am Main



Oestrich-Winkel

Baden-Württemberg



Mannheim

Bremen



Bremen

Hamburg

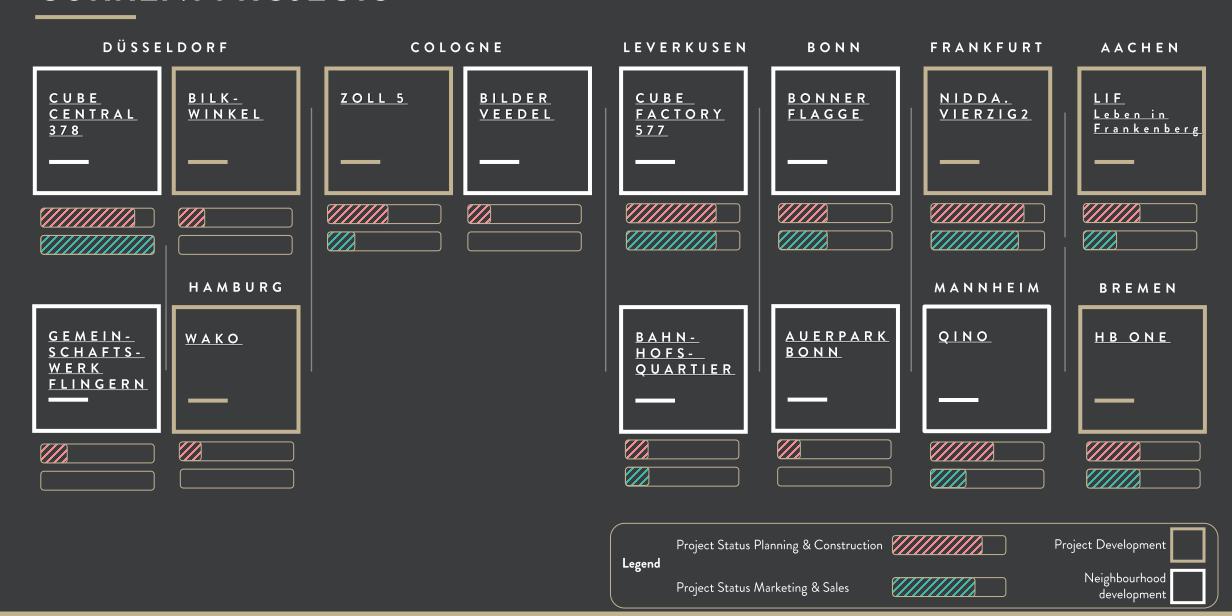


Hamburg



EXCERPT OF OUR PROJECTS

CURRENT PROJECTS







The former administration building on Werkstättenstraße and the old railway repair hall in Leverkusen-Opladen will be transformed into a new quarter by the beginning of 2027: The approximately 5,800 m² "Cube Offices 574" were already completed in summer 2018. The "Cube Factory 577" as a former railway repair hall will become a symbiosis of student and normal housing, office and commercial space as well as areas for gastronomy and sports. On an area of 21,000 m², the buildings are grouped around the centre of the quarter, which offers space for encounters, but also for outdoor dining areas. In addition to the condominiums and the apartment building, the "breathing" parking garage has also already been completed. The direct proximity to the newly built campus of TH Köln speaks for a lively location with a corresponding infrastructure. Werk³ is the last construction phase of the district development that has yet to be completed. This component with its spacious, open hall character and the striking steel truss construction will house an office building with gastronomy and fitness areas in the future.



LOT approx. 21,000m²



START OF CONSTRUCTION Q1 2019



LETTABLE SPACE approx. 22,000m²



COMPLETION 2027



VOLUME approx. 100 million euros



ARCHITECTURAL PLANNING LP1-4
JSWD Architects

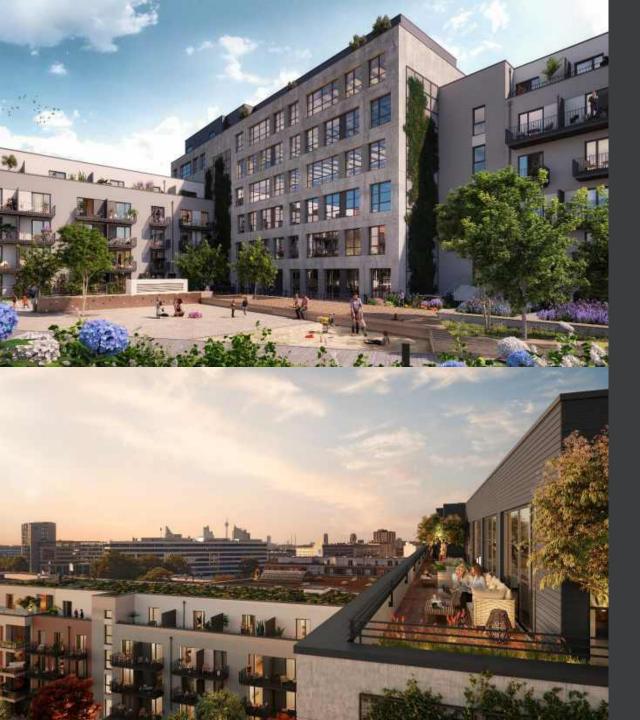


PURCHASE June 2016



Office, gastronomy, commercial, student housing, condominiums, parking garage





Cube Central 378 is a very special project, because Cube Real Estate has founded the "Planwerkstatt 378" together with the residents especially for this purpose. In exchange with each other, an urban development concept has been developed that takes into account the wishes of the neighbourhood. In June 2020, the district council of the Düsseldorf district of Flingern-Süd approved the jointly developed design to build an urban quarter along Erkrather Straße and Kiefernstraße, which is intended to interpret the term "home" in a very special way. The more than 13,000 m² of usable space will provide space for:

- Apartments, including furnished apartments, senior citizens' apartments and socially subsidized apartments
- Commercial premises (offices, shops)
- Innovative living parts and studios
- A public green space
- An area of the building designed by the neighbourhood itself, for example with space for art and culture



LOT

approx. 6,500m²



LETTABLE SPACE approx. 13,500 m²



VOLUME

approx. 90 million euros



PURCHASE
November 2017



START OF CONSTRUCTION





COMPLETION 2025



ARCHITECTURAL PLANNING LP1-4

Henning Shin Architekten (formerly HGMB), HPP Architekten, Atelier Fritschi + Stahl



USE

Urban quarter with a versatile residential options, commercial space, green spaces and space for art and culture



DÜSSELDORF WERDENER STRASSE





Cube Real Estate has acquired the B8 Center in Düsseldorf-Flingern. The retail park on the 22,500 square metre site on Erkrather Straße / Werdener Straße, which is centrally located near the main train station, has almost 23,000 square metres of rented retail, entertainment and catering space. Cube Real Estate will continue to operate the B8 Center as a retail park that is currently fully let and is also examining the further development of the property. Next door is our Cube Central 378 project. Here, we are developing a mixed-use urban quarter in a workshop process on a plot of land of over 6,000 square metres.



ОТ

approx. 22,500m²



LETTABLE SPACE approx. 59,000m²



VOLUME approx. 350 million euros



PURCHASE 2020



START OF CONSTRUCTION
Q2 2027



COMPLETION 2030



ARCHITECTURAL PLANNING LP1-4 according to the resolution of the statutes



USE Mixed use





With Zoll 5, a modern residential project is being built on Zollstockgürtel that redefines urban living. On the approximately 3,000 m² site, Cube Real Estate is realizing 99 compact apartments and 15 two- to three-room apartments. The new building impresses with its green-beige façade, which is reminiscent of the Cologne architecture of the 50s and 60s.

The residential building offers an underground car park with 19 parking spaces and a central, covered bicycle garage in the former gatehouse. The green courtyard with seating creates an inviting atmosphere, while private terraces for the ground floor apartments offer retreats in the countryside. Thanks to the excellent public transport connections and the proximity to the Vorgebirgspark and Zollstockbad, residents will enjoy urban comfort in the immediate vicinity in the future.



LOT

approx. 3,000m²



LETTABLE SPACE approx. 3,500m²



VOLUME approx. 35 million euros



PURCHASE September 2019



START OF CONSTRUCTION 2025



COMPLETION 2027



ARCHITECTURAL PLANNING LP1-4
JSWD Architects



USE

1-3 room apartments





LIF – Living in Frankenberg: 64 fully furnished residential units and one commercial unit are to be built on around 3,200 m² of living space and 100 m² of commercial space. Spacious green spaces and a children's playground are planned for the design of the outdoor facilities, which are intended to offer residents an oasis of relaxation in the middle of the city.

In terms of sustainability and living comfort, photovoltaic systems, heat pumps and extensive green roofs are being implemented to achieve innovative energy efficiency.

The striking corner plot location in particular makes the project very exciting from an architectural point of view. This new quarter is being built in the immediate vicinity of the Frankenberger Höfe residential area. The campus of Germany's largest university for technical studies, RWTH Aachen, is only a few minutes away by bike.



ОТ

approx. 1,100m²



START OF CONSTRUCTION



LETTABLE SPACE approx. 3,300 m²



COMPLETION



VOLUME approx. 25 million euros



ARCHITECTURAL PLANNING LP1-4
Zimmermann Architekten



PURCHASE March 2017



Small-scale living



The "Bonner Flagge" is a piece of industrial culture in the federal city. In the 20th century, the company was one of the largest flag manufacturers in Germany. In close proximity to the Rhine, Cube Real Estate is now developing the "Bonner Flagge", an urban quarter that combines modern living with historical charm. In particular, it is important to us to preserve architectural style elements of the factory and thus preserve part of the history.

Three residential buildings with a total of approx. 200 residential units are planned, consisting of 169 compact apartments and 29 flats. In addition, an underground car park with approx. 163 parking spaces and around 450 bicycle parking spaces in the outdoor area and basement will be built. The historic building of the former flag factory will also be given a new two-story extension for office and commercial use. The concept also includes sufficient multifunctional areas to provide space for sporting and cultural events.



LOT

approx. 15,000m²



START OF CONSTRUCTION

202!



LETTABLE SPACE approx. 18,000m²



COMPLETION 2028



VOLUME approx. 130 million euros



ARCHITECTURAL PLANNING LP1-4 mei architects & planners Schommer Architekten Bonn



PURCHASE September 2019



USEMixed use





Cube Real Estate has acquired an approx. 40,000 square metre plot of land on Georg-von-Boeselager-Straße & Friedrich-Wöhler-Straße in Bonn from Hydro Aluminium Deutschland GmbH and is planning a district development with a predominantly commercial character at this location in the medium term. The area is ideally suited for an urban district due to its infrastructural connections. Bonn city centre is only ten minutes away by car and the university of the federal city can be reached in 15 minutes. A special neighbourhood concept is being considered that focuses on sustainable living and working. This includes, for example, innovative energy supply concepts with the aim of eradicating fossil fuel use.



LOT approx. 40,000m²



START OF CONSTRUCTION
Expected in 2027



LETTABLE SPACE approx. 36,500m²



COMPLETION Expected in 2029



VOLUME approx. 250 million euros



ARCHITECTURAL PLANNING LP1-4 HWKN



PURCHASE May 2021



Office, residential, commercial





With an area of 40,000 m², the largest area in Cube Real Estate's portfolio to date is the currently undeveloped plot along Longericher Straße in the immediate vicinity of the new ICE plant in Cologne Bilderstöckchen. An urban quarter for intergenerational living and various commercial uses is to be created here. The area is very well connected to Cologne city center by public transport and to the Rhine-Ruhr metropolitan region by the nearby highways. Together with local politics, the neighbourhood and the city, a dialogue-oriented process will start for the development of this interesting area.



LOT approx. 40,000m²



START OF CONSTRUCTION in planning



LETTABLE SPACE approx. 70,000 m²



COMPLETION still open



VOLUME still open



FEASIBILITY STUDYASTOC ARCHITECTS AND PLANNERS



PURCHASE June 2020



Intergenerational living and different commercial uses







QINO – Quartier in der Neckarstadt Ost: Cube Real Estate has acquired the approximately 8,500 m² property of the former Felina-Werke in Mannheim from a circle of private investors. The area along Lange Rötterstraße, Pozzistraße, Holzbauerstraße and Melchiorstraße was the former production and administration site of the textile company Felina.

Cube Real Estate plans to convert it into an urban urban quarter with residential and commercial use within the next four to five years.



LOT | approx. 8,50<u>0m²</u>



START OF CONSTRUCTION expected in 2025



LETTABLE SPACE approx. 25,000m²



COMPLETION expected in 2027



VOLUME approx. 125 million euros



ARCHITECTURAL PLANNING LP1-4 cyrus moser architects, more architects

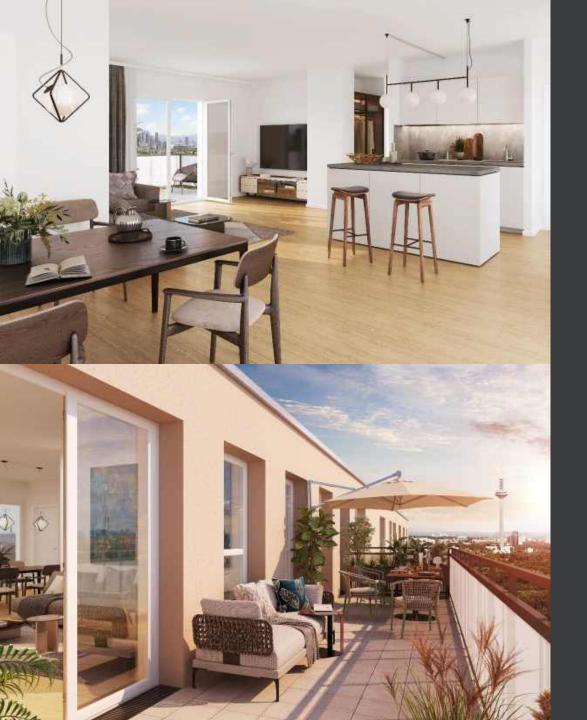


PURCHASE October 2021



USEMixed use





Cube Real Estate has acquired a 2,561 m² plot of land on Niddagaustraße in the Rödelheim district of Frankfurt. Approx. 5,500 m² of residential and commercial space will be created on the site.

The project developer is focusing on an innovative mix of different types and sizes of housing. In addition to compact apartments for students and trainees, two-story house-in-house concepts with gardens and penthouses with balconies or terraces are planned. The conversion of the existing building will significantly reduce CO_2 emissions and avoid the sealing of new areas – a conscious contribution to ecological urban development. In addition, Cube Real Estate is focusing on energy-efficient construction in accordance with the KfW 55 standard, with a combined heat and power plant (CHP) for more efficient heat generation. Thanks to the excellent public transport connections as well as the proximity to green spaces, shopping facilities and leisure facilities, the project offers a high quality of life in one of Frankfurt's most sought-after residential areas.



LOT approx. 2,500 m²



START OF CONSTRUCTION



LETTABLE SPACE approx. 5,500m²



COMPLETION 2025



VOLUME approx. 50 million euros



ARCHITECTURAL DESIGN LP1-4
B&V Architects



PURCHASE April 2021



Small-scale living, innovative house-in-house concepts





The project development "WAKO – Wandsbek Königsreihe" along Königsreihe in Hamburg-Wandsbek was acquired by Cube Real Estate in December 2023. The approx. 3,100 m² property is located between Brauhausstraße and Wandsbeker Königstraße. The project is part of the "Brauhausviertel" district development. Currently, the area consists of commercial and office space, which is to be demolished in the course of the project development. The development plan provides for a mixed area for the property.

In the future, new residential space is to be created in the neighborhood, accounting for around 70% of the area and representing a healthy mix of housing types. The remaining 30% will be completed by accommodation space. Planner and architect contracts have already been signed. Construction is scheduled to begin in early 2026, with the goal of creating a mixed-use, future-oriented neighborhood with a focus on residential living by 2028.



LOT

approx. 3,100 m²



LETTABLE SPACE approx. 6,400 m²



VOLUME approx. 60 million euros



PURCHASE
December 2023



START OF CONSTRUCTION expected in 2026





COMPLETION expected in 2028



ARCHITECTURAL PLANNING LP1-4



USE

small-scale residential, commercial

COMPLETED PROJECTS

DÜSSELDORF COLOGNE LEVERKUSEN SCHEIDT-MERZIGER-CUBE OFFICES STRASSE WEILER STRASSE 574 ROSS-CUBE CUBE RIVER STRASSE FACTORY 3 4 2 577 -BT 1,2&4a CUBE CURVE 468

OESTRICH-FRANKFURT WINKEL CUBE RHEIN RUBY VILLAGE 923

RATINGEN SCHWARZ-BACH-QUARTIER Ratingen | Schwarzbachquartier Dusseldorf | Merziger Straße & Cube River 342 Leverkusen Cube Offices 574 & Cube Factory - BT 1,2,4b Cologne Scheidtweilerstraße & Roßstraße & Cube Curve 468 Frankfurt | Cube Ruby 923 Oestrich-Winkel | Rhein Village

- BT 1 = component 1, commercially used part of the quarter
- BT 2 = component 2, apartment building with 302 apartments
- BT 4a = component 4a, property with 26 condominiums





In the trendy district of Kalk, new apartments, including some for students and seniors, as well as a daycare center, were completed by July 2024. With around 7,200 m² of living space, tenants can live close to the Technical University of Cologne and enjoy perfectly designed apartments and flats with high-quality furnishings. Demand for small-scale living is rising sharply throughout the Cologne area, with the Kalk district in particular undergoing strong development and upgrading in recent years.



LOT

approx. 6,300m²



LETTABLE SPACE approx. 7,200 m²



VOLUME approx. 50 million euros



PURCHASE October 2018



START OF CONSTRUCTION

November 2021



COMPLETION
July 2024



APPROVAL PLANNING

Dewey Müller Partnerschaft mbB Architects, urban planners



USE

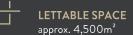
Neighbourhood development from student housing, Co-living, senior living, privately financed housing, Daycare center



The Cube River 342 property, built in 1965, is located directly on the particularly well-located Heinrichstraße in Düsseldorf-Mörsenbroich and has a plot area of approx. 3,800 m². The office and commercial building with five floors and a two-storey underground car park is spread over three building sections. From the beginning of 2020 to June 2022, it was converted into an apartment complex for small-scale living with 181 fully furnished apartments. With around 4,600 m² of living space, residents can live in close proximity to Düsseldorf University of Applied Sciences and the city center and look forward to perfectly designed apartments with high-quality furnishings.



LOT approx. 3,750m²





PURCHASE
December 2016



START OF CONSTRUCTION
March 2019



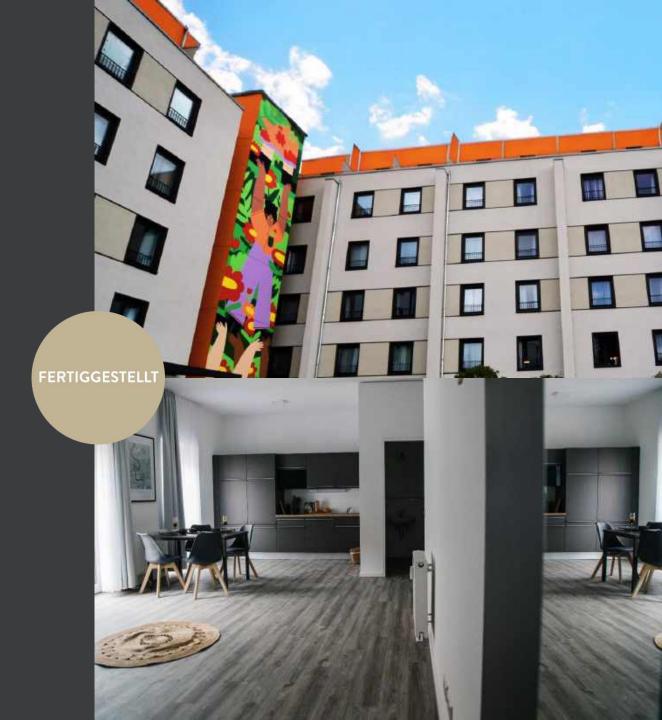
COMPLETION
June 2022



ARCHITECTURAL PLANNING LP1-4 greeen! Architects, MEYER ARCHITEKTEN



USE Small-scale living



FERTIGGESTELL RHEIN VILLAGE O E STRICH - WINKEL RHEINGAUSTRASSE



In the immediate vicinity of the EBS University in Oestrich-Winkel, 128 fully furnished apartments for 138 students and guest lecturers have been built. From smart single apartments from 21 m² to spacious units for shared flats with a size of 98 m²: there is a suitable solution for every student's heart. In addition, there are 138 car parking spaces, 36 of which are in the underground car park. The first tenants moved in on September 1, 2017. At that time, the occupancy rate was already over 95 percent. We acquired the approximately 9,100 m² property in 2013 and began construction in fall 2016. All apartments have already been rented out and handed over to new owners. The building is primarily aimed at students of the European Business School in Oestrich-Winkel and Geisenheim University. In addition to the large common room with table football, billiards and lounge area, residents can expect an exciting life between the Rhine and wine. Since November 2020, all apartments have been sold and the project has been successfully completed.



LOT approx. 9,100m²



START OF CONSTRUCTION



LETTABLE SPACE approx. 3,400 m²



COMPLETIONSeptember 2017



VOLUME approx. 18 million euros



APPROVAL PLANNING

3architektur gbr

Laux-Maasen-Orbitz



PURCHASE July 2013



USEDormitory



The approximately 5,000 m² Cube Offices 574 stand for the architectural concept of our quarter in the "neue bahnstadt opladen". They offer modern, loft-like office space at the highest level. We have deliberately combined modern and historical elements to create a unique ambience. Industrial charm that combines with contemporary style and comfort.

We have also moved into Cube Offices 574, opposite our newly built Cube Factory 577.



LOT approx. 2,500m²



LETTING SPACE approx. 5,000 m²



VOLUME approx. 14 million euros



PURCHASE June 2016



START OF CONSTRUCTION 2017



COMPLETION 2018



ARCHITECTURAL PLANNING LP1-4
Rotterdam Dakowski



USE Office



WE LOVE DEVELOPMENT

Cube Real Estate AG

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Information according to § 35a GmbH Cube Real Estate AG - HRB 123377

Registered office: Leverkusen Registration court: Cologne District Court

Board:

Johannes Dähnert (Chairman) Bernd Hütter Jean-Marc Fey

