Deutsche Konsum REIT-AG (DKR)

Real estate portfolio
(Pro forma including notarised properties)

30-June-2018

DKRs portfolio as at 30 June 2018

Deutsche Konsum REIT-AG

DKR Portfolio									
#	Address		Use	Tenant	Rental space sqm	Vacancy %	Rent level €/sqm	Monthly rent € p.m.	Annual rent € p.a.	WALT years
1	Bad Oeynhausen, Mindener Straße 67/Alter Rehmer Weg 22		Local retail centre	NP, TEDi	4.590	2,1%	4,73	21.251	255.008	3,6
2	Bitterfeld, Brehnaer Straße 34		Local retail centre	OBI, REWE Markt, DM	19.707	30,2%	6,17	84.785	1.017.418	7,8
3	Erfurt, Gothaer Straße 22		Hypermarket	Real	19.750	0,0%	9,36	184.829	2.217.950	8,6
4	Ludwigslust, Am Marstall 2		Shopping Centre	Body & Balance, KiK	14.386	0,8%	9,09	129.730	1.556.755	7,5

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5	Neumünster, Rendsburger Straße 16		DIY Store	tedox KG	4.630	0,0%	4,14	19.167	230.004	8,5
6	Altentreptow, Fritz-Reuter-Straße 13		Local retail centre	EDEKA, Netto	4.293	7,0%	9,04	36.074	432.887	5,7
7	Ueckermünde, Chaussee Straße 41-43		Discounter	Penny	1.586	0,0%	6,76	10.728	128.731	4,9
8	Eisenhüttenstadt, Gubener Straße 42		DIY Store	Fishbull, Getränke Reschke	1.253	2,7%	4,48	5.468	65.610	6,6

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9	Bad Dürrenberg, Ostrauer Straße 5		Discounter	Pfennigpfeiffer	3.384	61,7%	3,78	4.900	58.800	2,5
10	Meißen, Berghaus Straße 7		DIY Store	toom	6.227	0,0%	3,97	24.734	296.808	6,5
11	Ehrenfriedersdorf, Gewerbegebiet an der B95		DIY Store	toom	5.500	0,0%	3,27	18.000	216.000	2,5
12	Adorf, Karlsgasse 28		Discounter	Thomas Philipps	5.435	0,0%	1,56	8.500	102.000	2,3

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13	Wandlitz, Bahnhofstraße 35-36		Local retail centre	Netto	1.608	0,0%	9,20	14.789	177.474	6,6
14	Marlow, Carl-Cossow-Straße 64		Discounter	Netto	1.046	0,0%	9,20	9.623	115.478	8,3
15	Halle, Hermann-Heidel-Straße 11		Discounter	Norma	1.072	18,7%	4,59	4.000	48.000	Unlimited
16	Warin, Burgstraße / Langestraße 12-14		Local retail centre	Norma	1.598	2,8%	6,53	10.146	121.747	1,9

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17	Gräfenhainichen, Rosa-Luxemburg-Straße 47		Discounter	ALDI	1.087	0,0%	6,72	7.299	87.589	2,7
18	Bitterfeld-Wolfen, Anhaltstraße 70b/72		Local retail centre	Siemes Schuhcenter, Takko	5.822	12,5%	4,36	22.194	266.334	3,6
19	Krempe, Neuenbrooker Straße 37		Discounter	SKY	1.758	0,0%	7,38	12.980	155.758	2,1
20	Herrnhut, Löbauer Straße 45		Discounter	Penny, NKD	1.334	6,0%	6,70	8.400	100.800	2,3

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21	Kleinwelka, Hoyerswerdaer Straße 136		Discounter	Penny	1.138	0,0%	11,47	13.050	156.600	9,5
22	Niesky, Am Bahnhof 8		Discounter	Penny	1.352	0,0%	5,18	7.000	84.000	2,1
23	Schwante, Dorfstraße 25		Discounter	Netto	1.046	0,0%	8,95	9.362	112.340	7,0
24	Berlin-Tempelhof, Manteuffelstraße 71		Discounter	Getränke Hoffmann	1.133	0,0%	5,59	6.336	76.030	4,4

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25	Berlin-Konradshöhe, Habichtstraße 16		Discounter	Nahkauf (REWE)	580	0,0%	7,78	4.513	54.160	8,3
26	Ludwigsfelde, Albert-Tanneur-Straße 25		Local retail centre	Norma	4.484	0,0%	7,02	31.450	377.403	3,1
27	Rüdersdorf, Brückenstraße 12a/b		Local retail centre	EDEKA	2.783	0,0%	8,98	24.998	299.977	0,7
28	Guben, Karl-Marx-Straße 95		Discounter	Netto	1.181	0,0%	7,87	9.300	111.600	4,3

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29	Leipzig, Merseburger Straße 255-263		Local retail centre	ALDI, BabyOne	23.382	8,7%	6,29	134.269	1.611.232	4,3
30	Rostock, Kolumbusring 58		Local retail centre	Vitalis-Zentrum, NKD	4.492	19,7%	4,72	17.033	204.392	1,7
31	Güstrow, Pferdemarkt 58 / Markt 2-3 / Hageböcker Straße 108		Local retail centre	NKD, Eggers Schuh	6.265	63,4%	5,86	13.447	161.363	4,4
32	Wernigerode, Ringstr. 31-37 Gustav-Petri-Straße		Local retail centre	EDEKA, Contipark	25.532	9,7%	2,89	66.546	798.552	3,4

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33	Laucha, Am Stadtfeld 2		Discounter	NP	1.110	0,0%	9,12	10.119	121.429	3,8
34	Gröbers, Lange Straße 3		Discounter	NP	986	0,0%	9,73	9.596	115.157	3,8
35	Köthen, Edderitzer Straße 8		Discounter	NP	685	0,0%	11,05	7.572	90.861	3,8
36	Ermsleben, Neustadt 1a		Discounter	NP	678	0,0%	9,95	6.747	80.961	3,8

DKRs portfolio as at 30 June 2018

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#	Address		Use	Tenant	Rental space sqm	Vacancy %	Rent level €/sqm	Monthly rent € p.m.	Annual rent € p.a.	WALT years
37	Goldbeck, Babener Straße 43		Discounter	NP	982	0,0%	9,42	9.247	110.961	3,7
38	Stendal, Nordwall 12b		Discounter	EDEKA	1.107	0,0%	10,67	11.813	141.750	3,8
39	Hohenmölsen, Wilhelm - Külz-Straße 8		Local retail centre	REWE, Rossmann	7.707	38,6%	6,28	29.712	356.539	4,4
40	Greifswald, Dompassage		Shopping Centre	Cinema, Dr. Hotz GmbH	17.162	11,2%	6,29	95.910	1.150.920	7,5

DKRs portfolio as at 30 June 2018

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41	Krakow am See, Bahnhofsplatz 3		Discounter	EDEKA	3.474	5,3%	8,38	27.594	331.126	3,3
42	Franzburg, Abtshäger Straße 13		Local retail centre	EDEKA	1.320	0,0%	6,83	9.018	108.212	3,5
43	Verden, Holzmarkt 7-15		Local retail centre	EDEKA	7.128	2,7%	13,96	96.837	1.162.041	1,5
44	Pritzwalk, Rostocker Straße 1,2,3,7 und 8		Hypermarket	Real, Hagebaumarkt	15.157	0,0%	7,50	113.734	1.364.809	4,8

DKRs portfolio as at 30 June 2018

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45	Ueckermünde, Haffring 24		Local retail centre	REWE, TEDi	4.620	48,1%	4,54	10.883	130.591	8,6
46	Kaltennordheim, Gartenstraße 2		Discounter	Tegut	927	0,0%	3,42	3.171	38.051	3,5
47	Kaltensundheim, Bergstraße 12		Discounter	Steffen Hepp	915	0,0%	4,87	4.458	53.500	5,2
48	Viernau, Mühlstraße 52		Discounter	Tegut	1.027	0,0%	4,30	4.420	53.040	4,7

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#	Address		Use	Tenant	Rental space sqm	Vacancy %	Rent level €/sqm	Monthly rent € p.m.	Annual rent € p.a.	WALT years
49	Dautphe, Gladenbacher Straße 43		Discounter	REWE	1.600	0,0%	4,25	6.800	81.600	2,7
50	Schwedt, Platz der Befreiung 1		Local retail centre	DM, Woolworth	10.635	0,6%	5,44	57.509	690.112	2,8
51	Stralsund, Lindenallee 25		Local retail centre	Pharmacy, TEDi	5.882	27,1%	4,46	19.148	229.774	1,6
52	Aschersleben, Magdeburger Straße 32		Discounter	Norma	1.009	0,0%	10,18	10.273	123.270	2,6

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53	Bergen, Harburger Straße 30		Local retail centre	EDEKA	6.393	0,0%	11,55	73.809	885.711	1,7
54	Drebkau, Drebkauer Hauptstraße 5		Discounter	NP	965	0,0%	5,18	5.000	60.000	4,7
55	Guben, Karl-Marx-Straße 96		Local retail centre	REWE, AWG	10.331	15,5%	8,19	71.451	857.411	4,0
56	Oer-Erkenschwick, Berliner Platz 14		Hypermarket	Kaufland	9.555	0,0%	10,99	105.000	1.260.000	11,8

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57	Meißen, Schützestraße 1		Hypermarket	Kaufland, Gym	24.475	30,9%	6,38	107.864	1.294.369	3,5
58	Plauen, Morgenbergstraße 41		Hypermarket	Kaufland, WBS Training AG	24.115	36,3%	7,44	114.257	1.371.079	3,3
59	Tangerhütte, Neustädter Ring 78		Local retail centre	EDEKA	2.574	0,0%	5,36	13.800	165.600	4,5
60	Sondershausen, Beethovenstraße 9		Discounter	Tegut	1.100	0,0%	6,72	7.392	88.704	8,5

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61	Eisenhüttenstadt, Karl-Marx-Straße 33		Discounter	Netto	1.153	0,0%	9,28	10.700	128.400	2,3
62	Limbach-Oberfrohna, Frohnbachstraße 59		Discounter	Diska	1.862	0,0%	7,89	14.702	176.427	4,9
63	Hettstedt, Luisenstraße 18 a - k		Local retail centre	Penny	2.616	1,8%	6,70	17.211	206.537	0,9
64	Kelbra, Jochstraße 2		Discounter	Penny	930	0,0%	6,45	6.000	72.000	2,5

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65	Langenwolschendorf, Heinrich-Wobst-Straße 1		Local retail centre	REWE, TEDi	3.072	0,0%	7,57	23.267	279.204	5,0
66	Schwerte, Hagener Straße 51		Discounter	Penny	1.200	0,0%	6,83	8.200	98.400	2,5
67	Finsterwalde-Massen, Ludwig-Erhard-Straße 5		DIY Store	OBI	11.072	0,0%	3,61	40.000	480.000	6,0
68	Jestetten, Schaffhauser Straße 8		Discounter	KiK, TEDi	1.296	0,0%	10,51	13.627	163.518	7,2

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69	Glauchau, Schönburgstraße 40		Discounter	Netto	1.153	0,0%	8,58	9.900	118.800	2,2
70	Zeulenroda, Heinrich-Wobst-Straße 2		DIY Store	Hagebaumarkt	5.250	0,0%	3,81	20.000	240.000	6,8
71	Berlin, Buddestraße 36		Discounter	Netto	931	0,0%	18,05	16.801	201.618	5,5
72	Berlin, Blankenburger Straße 145		Discounter	Netto	987	0,0%	12,71	12.548	150.577	5,5

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73	Dierdorf, Königsberger Straße 12		Discounter	KiK, Fessnapf	1.391	0,0%	8,79	12.224	146.685	6,5
74	Weilheim, Lohgasse 4		Discounter	Netto	1.824	0,0%	4,83	8.810	105.717	3,1
75	Seebach, Am Rötelstein 3 / Dicelstraße 7		Discounter	Nahkauf (REWE)	1.120	2,8%	6,41	6.975	83.697	5,6
76	Halberstadt, Breiter Weg 13		Local retail centre	black.de	1.586	35,2%	5,35	5.500	66.000	4,3

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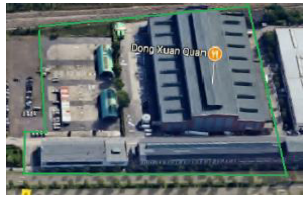
77	Freiberg, Abraham-von-Schönburg-Straße 3		Discounter	Netto	1.117	0,0%	10,55	11.785	141.420	2,9
78	Waldbröl, Kaiserstraße 36		Discounter	Rossmann	938	0,0%	6,30	5.911	70.935	2,5
79	Leipzig, Maximilianallee 18-20		Local retail centre	Multiple tenants	8.809	6,2%	8,61	71.148	853.777	Unlimited
80	Pfullingen, Römerstraße 166		Hypermarket	EDEKA C+C	5.840	0,0%	3,39	19.826	237.916	4,5

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81	Torgelow, Pasewalker Straße 5-8		Local retail centre	OBI, SKY	7.519	0,0%	8,32	62.583	750.996	7,1
82	Sassnitz, Gewerbepark 9		DIY Store	Hagebaumarkt	3.343	0,0%	4,87	16.294	195.528	1,5
83	Unterwellenborn, Kronacher Straße 1,7		DIY Store	OBI	8.487	0,0%	5,11	43.333	520.000	5,6
84	Angermünde, Rudolf-Breitscheid-Straße 27		Discounter	Norma, Pharmacy	4.667	2,5%	5,98	27.211	326.534	2,0
Portfolio in total as at 30.06.2018					**421.216**	**11,3%**	**6,69**	**2.502.589**	**30.031.065**	**5,2**

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85	Niesky, Rothenburger Straße 23		Discounter	Penny	1.080	0,0%	9,87	10.656	127.872	14,0
86	Elsterwerda - Elster Center, Lauchhammerstraße 60 /167		DIY Store, Hypermarket	REWE Center, toom	34.435	0,0%	4,30	148.236	1.778.836	7,0
87	Werdau, Stiftstraße 6-8		Hypermarket	Kaufland, Roller	39.390	5,1%	5,15	192.368	2.308.412	4,5
88	Weißwasser, Sachsendamm 32		Hypermarket	Kaufland, Hammer	13.228	5,3%	6,71	84.041	1.008.494	3,6

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89	Bad Sachsa, Marktstraße 43/44		Local retail centre	ALDI	1.712	4,8%	8,28	13.496	161.954	3,8
90	Rudolstadt, Oststraße 53		Wholesale market	Metro-Group	2.888	0,0%	3,75	10.833	129.996	1,8
91	Salzwedel, Feldstraße 25a		Wholesale market	Metro-Group	5.326	0,0%	2,82	15.000	180.000	4,0
92	Uelzen, Im Neuen Felde 42		Wholesale market	Metro-Group	3.300	0,0%	2,53	8.333	100.000	4,0

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93	Wolgast, Leeranerstraße 4		Wholesale market	Metro-Group	2.879	0,0%	3,47	10.000	120.000	1,8
94	Reinsdorf, Hof 13		Local retail centre	EDEKA	1.408	0,0%	5,30	7.469	89.622	7,5
Portfolio Pro forma including notarised properties as at 30.06.2018					**526.862**	**9,5%**	**6,30**	**3.003.021**	**36.036.251**	**5,2**

Please note that in some cases vacany and rent level numbers comprise all uses as retail, apartments and parking and are therefore just averaging indications.