

CORPUS SIREO
INVESTMENT MANAGEMENT

CREATE INVEST IMPROVE

New investment opportunities
with **CORPUS SIREO** real estate special funds.



THE REAL ESTATE PEOPLE

OUR INVESTMENT EXPERTISE IS YOUR GAIN



We know what makes corporate investors tick. Our mission is to increase their returns from real estate investment through ongoing portfolio optimisation and proactive asset management. For this, we fully engage our clients in investment decisions.

Our local team has years of experience in the sector and is able to fully exploit the advantages of real estate funds in Luxembourg. The 40-strong team at CORPUS SIREO Investment Management has been creating and managing a wide range of highly attractive investment packages since 2005. Our real estate special funds open up opportunities for stable, high-yield returns to an extent that individual properties can rarely offer.

1.6

billion euros investment volume benefits from Luxembourg's flexible investment schemes (as of 2011).

OUR FUNDS MEAN HIGHER RETURNS FOR YOU

Designed specifically for corporate investors, the Investment Management Real Estate Funds are initiated and managed by CORPUS SIREO out of Luxembourg.

Our clients in this segment include banks and insurers, pension funds and pension schemes, trust funds and foundations – organisations that value security and attractive returns.

Our specialist expertise is available to investors of all sizes who can all benefit from our core principles:

The best opportunities:

Our funds are focused on markets with genuine potential – for example health sector properties.

A strong club:

Each fund consists of a highly exclusive circle of fund holders with similar investment objectives.

A unique offer:

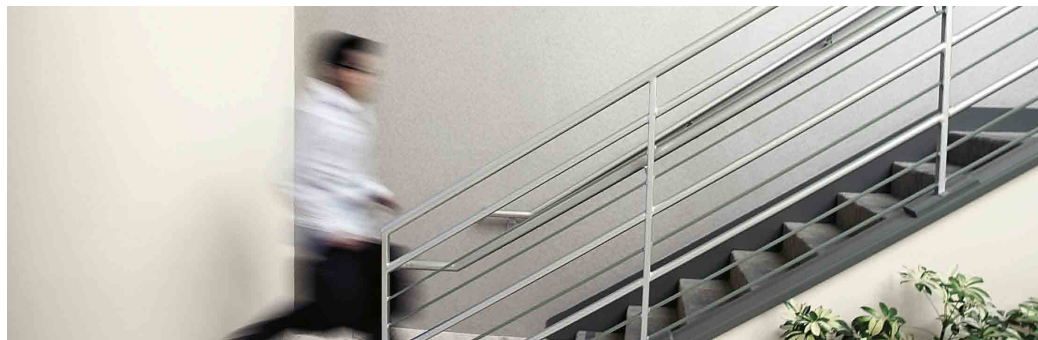
Our “single fund principle” means that we do not invest in competing funds.

No vested interests:

Being independent of corporate objectives enables proactive asset management with one single focus: value enhancement.

Pulling in the same direction:

We ensure similar interests of all parties involved – from investors and fund holders to management and team members.



INVESTMENT MANAGEMENT TAILOR-MADE TO YOUR REQUIREMENTS

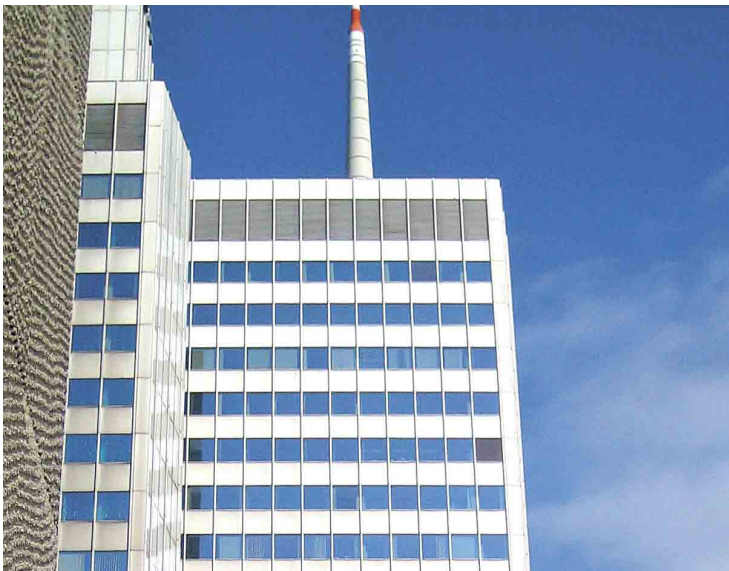
Many investors have adapted their strategy over the past few years and are changing from direct to indirect real estate investment. At the same time, property portfolios are becoming more thematic and internationally orientated to optimise returns and spread the risks.

CORPUS SIREO's funds include investment outside of Germany, in European Core and Core-Plus markets. Individual funds are also focused around specific investment themes,

making them especially attractive for corporate investors.

Our fund management services include acquisition and sale, optimisation and letting, as well as administration and technical management. This integrated approach takes full advantage of the special funds' benefits: a high degree of security, efficiency and transparency.

EXAMPLES OF CURRENT SPECIAL FUNDS



SF 1 - Germany

11 office developments in Germany

**Investment volume:
525 million euros**



OUR SERVICES ARE YOUR ADVANTAGE

CORPUS SIREO investment management via special funds offers numerous advantages:

- External financing of foreign investment can improve returns.
- Depreciation of buildings won't adversely affect returns. Instead, hidden reserves can be formed through profit retention.
- Specific expertise in relevant foreign markets.
- Minimal administrative effort for investors, as only the shares in funds and payouts have to be booked.
- Reporting that is individually tailored to the fund investor allows for higher transparency compared to direct investment.
- Synergies are passed on to investors in the form of price advantages.



SF 4 - Europe

23 office developments, 1 commercial property and 2 logistics centres

Investment volume: around 640 million euros



SF 5 - Health Care

46 residential care homes

Investment volume: around 380 million euros

THE REAL ESTATE PEOPLE - AT A GLANCE

Organisations of all sizes and clients with a range of different requirements entrust us with optimising their real estate assets – totalling 14.5 billion euros. For CORPUS SIREO this means we are continuously seeking to activate unexplored investment potential for a wide range of properties and to utilise new investment opportunities.

More than 500 dedicated staff in eleven locations throughout Germany and Luxembourg are committed to these objectives. A lean management structure facilitates successful teamwork: alongside Investment Management, the group comprises four additional business segments.

ASSET MANAGEMENT COMMERCIAL

Development, optimisation and marketing of real estate portfolios

ASSET MANAGEMENT RESIDENTIAL

Integrated management of residential properties

PROPERTY DEVELOPMENT

Concept, realisation and marketing of residential developments

REAL ESTATE BROKERAGE

Marketing and sale of residential and commercial properties

Get in touch:

CORPUS SIREO

Investment Management S.à r.l.

4a rue Albert Borschette -

Plateau de Kirchberg

L – 1246 Luxembourg

Telephone + 352 24528 0

Telefax + 352 24528 109

www.corpussireo.com/im