



RENTAL OPPORTUNITY
“Prager Carrée”
Prager Strasse 1
in 01069 Dresden, Germany

contact:

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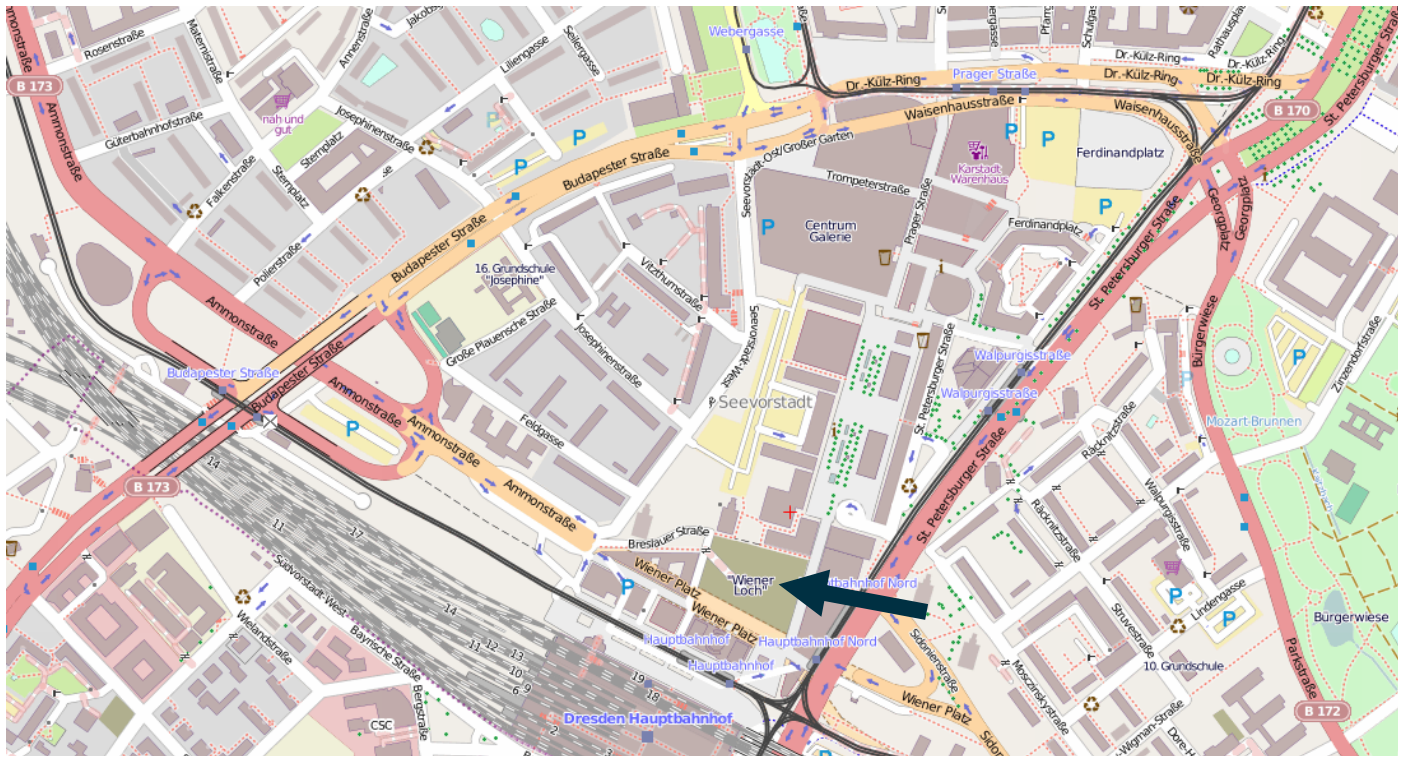
Maria Schelletter: +49 341 339681-14



RENTAL OPPORTUNITY

“Prager Carrée” Prager Strasse 1 in 01069 Dresden, Germany, dated 1 March 2018
to Muster GmbH & Co. KG, Herrn Felix Mustermann

City map (not true to scale) - We do not assume any liability for the correctness of the city map.



Rental Spaces & Terms

Retail areas:

Alternative 1

Ground floor approx. 50 - 300 sqm

Alternative 2

Ground floor and 1st floor approx. 300 - 700 sqm

Ancillary areas: available in the property upon request

Front: depending on area

Location: The property is situated in the best business location in Dresden's city centre. The newly constructed building near the main station provides space for approx. 8-10 retail tenants. REWE, Olymp & Hades, L'Osteria as well as backWERK have already signed long-term lease contracts. The “Prager Carrée” has 241 residential units on the upper floors.

Rent: upon request

Handover: summer 2018

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Location Map

Hypovereinsbank	2		butcher's shop and grill Korch
Eiscafé Ciao	2		Bakery Bresan
Jack Wolfskin			Asia Snack
vodafone	2a		Prager Carrée
Stadtapotheke (pharmacy)	2a	1	REWE
Eker leather fashion	2a	1	Olymp & Hades (coming soon)
reconstruction	2a	1	Shop 4 re-letting
Tredy	2a	1	Shop 6 re-letting
travel agency Eberhardt	2a	1	Shop 7 home accessoires i.n.
KiK	2a	1	Shop 8 health/ wellness
Woolworth	2a	1	Shop 9 re-letting
Contigo	2a	1	L'Osteria
Bakery Schwerdtner	2a	1	
Le Boulevard, Rest.	2c		
Schwenke's Cocktail- & Coffee Lounge	2c		
Pullmann Hotel		3 / 3a	dm
ms bien		3 / 3a	Spiele Max
bubble tea bar		3 / 3a	Schuhmarkt Klausner
Subway		3b	TK Maxx
Gyros 32		3c	Eker leather fashion
Dürüm		3c	Hunkemöller
Asia		3c	Döner Imbiss
Eisbar		5	Ibis Hotel
Catapult		7	sächsische Eismanufaktur
EM Kulturreisen		7	Salamander
Schöner Schmuck		7	mobilcom debitel
Barrique		7	T-Punkt
		7	Depot
		7	Bonita
		7	yourfone
		7	TASCA, bags & accessories
		7	Vorwerk
		9	Ibis Hotel
		11	Schuhhof
		11	H & M
		11	Maisons du Monde
		11	New Yorker
		11	ESPRIT
		11	Blume 2000
		13	Ibis Hotel
		15-17	Starbucks
		15-17	Bershka
		15-17	L'Occitane
		15-17	Centrum Galerie (Primark)
		15-17	Marc O' Polo
		15-17	Görtz 17
		15-17	ZARA
		15-17	Centrum Galerie
		15-17	Peek & Cloppenburg
		(8)	Desigual
		(8)	New Steinbruch
		(8)	Accessorize
		(8)	O2
		(12)	Thalia books
		(12)	Commerzbank
		(12)	Hüblers Brotzeit (bakery)

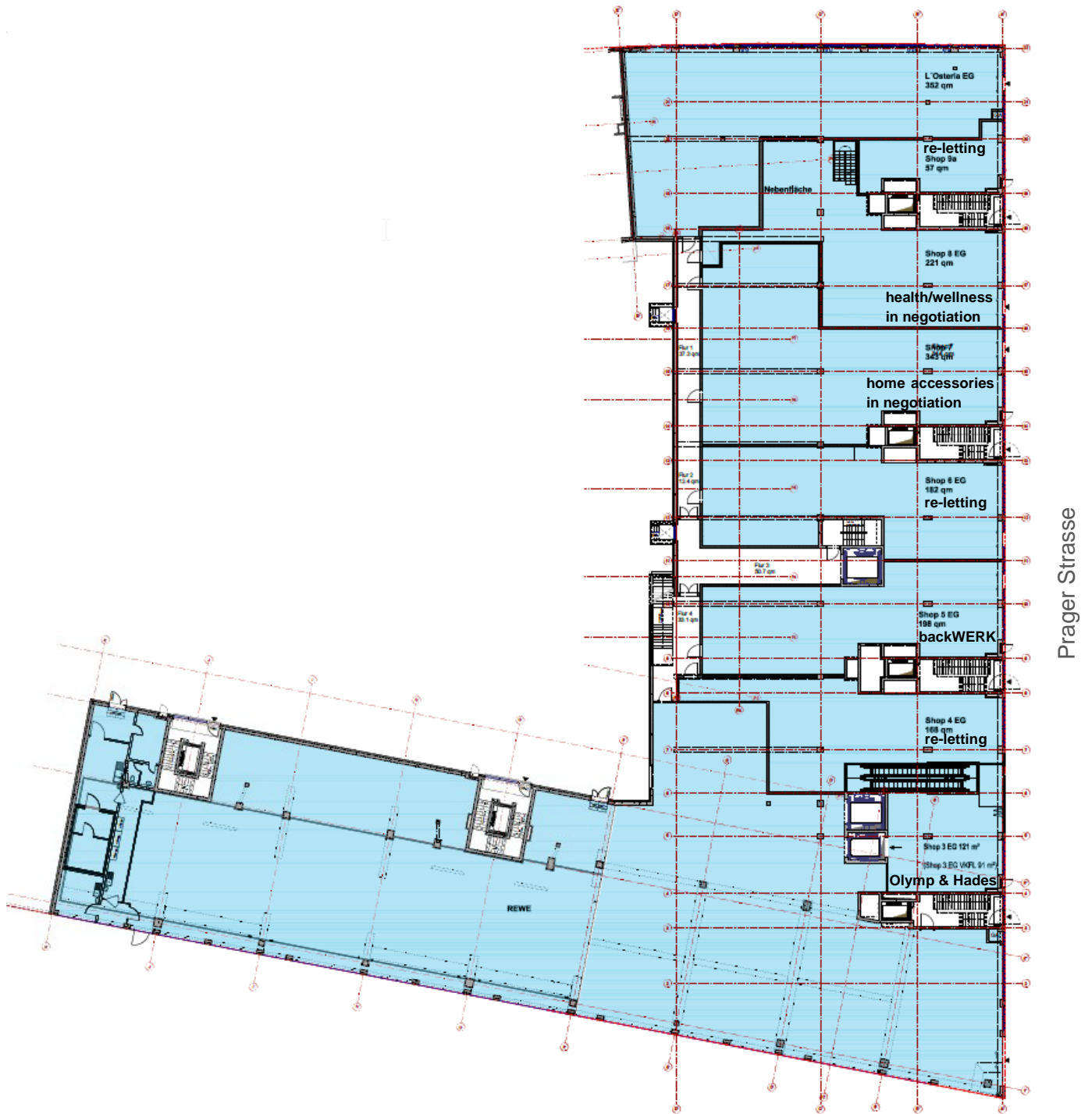
Prager Strasse (FGZ)



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Plan ground floor (not true to scale) - We do not assume any liability for the correctness of the floor plan.



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Commission

3 % of 10-year net rent, plus VAT, payable by the tenant on execution of contract (see our Terms and Conditions)

Disclaimer

This offer is integral part of our rental opportunity. Any offer and information from COMFORT are strictly confidential and only intended for the receiver. Should this data be made available to third parties and results in a rental contract, COMFORT's broker fee is to be paid in full. The information here was provided entirely by third parties. We accept no liability for any errors or incomplete information. Our offers are without obligation and subject to change.

The following General Terms and Conditions apply.

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GENERAL TERMS & CONDITIONS OF BUSINESS

Our estate agency activities include the referral and/or brokerage of property transactions, including the associated advisory services. We treat our business relationships with clients as confidential. In particular, we always make every effort to provide a high quality of service at all times, i.e. we work quickly, conscientiously and with professional diligence. In the event that we are engaged by several parties to one contract, we ensure that there are no conflicts of interest and endeavour to come to an arrangement which is satisfactory to all parties. The following General Terms & Conditions (GTCs) provide the basis for constructive cooperation with our clients.

§ 1 Referral and brokerage services

In the absence of an agreement to the contrary (e.g. a non-performance related fee), our agent's commission is deemed to have been earned as soon as a contract is concluded in respect of a property which we have referred or brokered as per the client's instructions, or as soon as a different, yet commercially equivalent contract is concluded in respect of the property. The principle of concurrent causation applies in this conjunction.

§ 2 Commissions on property purchases

Unless otherwise agreed, the commission payable by the client upon his purchase of a property or rights equivalent to real property is as specified below:

- 5.0% for properties with a purchase price up to € 15.0 million*
- 4.0% for properties with a purchase price up to € 25.0 million*
- 3.5% for properties with a purchase price up to € 40.0 million*
- 3.0% for properties with a purchase price over € 40.0 million*

When purchase price payments are offset in part or in whole by other considerations, the value of such other considerations shall also be taken into account.

§ 3 Commission on the purchase and sale of companies

Unless otherwise agreed, the commission payable by the client upon the purchase or sale of companies or shareholdings (corporate rights) is 3% of the contract value. The contract value comprises the actual value of the company or shareholding, in particular the purchase price less any liabilities which are assumed. This applies irrespective of whether the client is the seller or the buyer.

§ 4 Commission on rentals and leases

Unless otherwise agreed, the commission payable to us for rentals and leases is 3% of the total rent for the full term of the rent or lease contract (not including service charges), whereby the maximum commission is 3% of the net rent for a 10-year period and the minimum commission is 2 net monthly rents.

When properties are rented or leased for up to 5 years, we charge 2 net monthly rents as our minimum fee.

When rental or lease contracts are concluded with an option to extend or to rent/lease additional areas, the options are included in the calculation of commission for the term of the contract, irrespective of whether they are exercised or not. In this case, the commission entitlement is limited to 3% of the net rent for a 10-year period, and a minimum commission of 2 net monthly rents applies.

If the rent or lease contract has a percentage lease or rent clause, our commission is 3% of the extrapolated rent or lease payments (not including service charges) for the 10-year term to which the parties would have agreed had they opted for fixed rent or lease payments rather than the percentage rent or lease clause. In particular, the calculation shall be based on the customary local rent and lease payments for comparable properties and on the amount of rent or lease that the lessor demanded or the tenant offered before agreeing upon a percentage rent or lease clause with the agent's client.

If the parties agree a compensation payment or similar payment to be effected by the tenant to a third party in connection with the conclusion of a rent or lease contract, we are entitled to a commission amounting to 3% of such payment.

§ 5 Commission on similar real estate transactions

Today's flexible real estate market offers transaction structuring options which do not reflect a normal property purchase or classic property rental transaction and therefore necessitate a number of special arrangements. The following applies to such special arrangements.

- (a) If the Buyer undertakes to pay an annuity, the annuity payments which are capitalised pursuant to the German Valuation Law (Bewertungsgesetz) are deemed to be the purchase price.*
- (b) If a commercially similar transaction is concluded in place of a contract of purchase, such as the acquisition of heritable building rights and/or options, the contribution of a property into a company, the acquisition of company shares, the acquisition of receivables within the scope of foreclosure proceedings or similar, the provisions on commissions pursuant to 2, 3 and 4 apply accordingly.*
- (c) If a right of first refusal to rent a property or a similar rights is granted, the commission is 1% of the extrapolated rent for 10 years. The same applies to leasehold and other utilisation arrangements. For the arrangement of rights of first refusal or similar rights pertaining to property purchases, we charge a commission of 1% of the property's fair market value.*

§ 6 Persistence of the right to claim commission

Our right to claim commission shall remain effective even if the concluded contract is rescinded due to a condition precedent not having been met or a right to rescind the contract is exercised or the contract is not executed for another reason. Our right to claim commission also remains effective if the contract is concluded at a later date or subject to different terms and conditions, and if an alternative transaction with the same commercial intent as the transaction which we brokered is concluded.

§ 7 Value added tax and due date of commission payments

Commissions are payable with value added tax at the statutory rate. The commission becomes due upon exchange of contracts and is payable within 8 days of receipt of invoice. In the event of late payment, we are entitled to charge default interest at a rate of 8% above the effective base rate. The right to assert claims for further damages remains unaffected by this clause, as does the client's right to furnish proof of lesser damages due to default.

§ 8 Notification of previous knowledge

Any client with previous knowledge of a potential property transaction indicated by us is required to inform us accordingly within 10 calendar days and to disclose the source. Should the client culpably breach this provision, he shall compensate us for the costs which we would not have incurred had he provided timely notification.

§ 9 Commercially similar transactions

Our entitlement to receive commission remains effective even if a contract with deviating terms and conditions is concluded in respect of the property, provided that the commercial intent and purpose of its content is essentially identical to that of our offer. In particular, commercial intent and purpose is assumed to be identical if the originally planned transaction type, i.e. the sale of a property rather than the sale of a company (or company shares), is merely replaced by another type of transaction.

§ 10 Client involvement and information

In the interest of constructive collaboration, we endeavour to ensure that the client is sufficiently involved in and informed about contractual negotiations. Involving clients and keeping them informed are fundamental to the provision of high quality services. We therefore provide the client with timely information about the content and status of contract negotiations and send a copy of the concluded contract to the client without delay.

§ 11 Consequences of failure to provide timely information

In order to claim our due commission, we are dependent on the client providing us with the necessary information. If the client culpably fails to inform us that a contract has been concluded, or delays informing us, resulting in the late issue of our commission invoice, we are entitled to claim compensation for any damages incurred in this conjunction.

§ 12 Confidentiality of our offers and notifications

The unauthorised transfer of offers and notifications to third parties enables the third party to claim previous knowledge and, as a result, fraudulently avoid the payment of our commission. Our offers and notifications are therefore to be treated as confidential by the client and may only be transferred to third parties with our prior written consent. Wilful breach of this provision entitles the agent to claim the commission due on the concluded contract from the client.

§ 13 Multiple clients

We are entitled to provide remunerated services to other parties to the contract provided that there are no resulting conflicts of loyalty which are unacceptable to the client.

§ 14 Basis of our offers and information

We draft offers and provide information in good faith. However, since we are dependent on information from third parties, the offers and information are subject to change and without obligation. In particular, we cannot rule out errors or the possibility that the potential transaction cannot be brought to a conclusion as a result of interim transactions. We therefore accept no liability for negligence. Damage compensation claims are naturally not excluded by this provision, provided that they are asserted in respect of damages caused by wilful intent or gross negligence. Liability is unlimited in cases of damages arising from injury to life, limb and health or breach of a material contractual obligation.

§ 15 Severability clause

We have endeavoured to ensure that these GTCs provide an appropriate reconciliation of interests. If any of the provisions should be or become invalid, however, the remaining provisions hereof shall not be affected.

§ 16 Place of performance and legal venue

The place of performance and legal venue is the place of our company's registered office provided that both contracting parties are merchants as defined by section 14 of the German Civil Code.