

WE CREATE SUSTAINABLE VALUE

# PROFESSIONAL ASSET MANAGEMENT IS THE KEY TO SUCCESS



The EURAMCO Approach:

With decades of experience and the passionate commitment of our employees, we make investments successful. Our actions are driven by transparency and sustainability. We manage our assets with a focus on profit not only for our investors, but also for the environment and society as a whole.



Our business is founded on responsible decision-making: Jürgen Göbel and Andreas Büttner (managing directors of EURAMCO Holding GmbH).

The foundation of our success in managing real assets is a professional approach to asset and investment management, our core competence. Since 1999, we have offered private and institutional investors the opportunity to benefit from attractive investments in real assets. Initially founded as a subsidiary of the State Bank of Sachsen (Sachsen Landesbank) under the name "SachsenFonds", we operate today as EURAMCO (European Asset Management Company).

Our new name symbolizes a growing presence in international markets. EURAMCO operates as an independent entity of KanAm, a large German player in international real estate and asset management.

Our services are available to institutional and private investors around the world. In addition to launching forward-thinking Alternative Investment Funds (AIFs), EURAMCO also offers comprehensive asset management services.

Jürgen Göbel

Andreas Büttner

# THE WHOLE IS GREATER THAN THE SUM OF ITS PARTS – THE EURAMCO GROUP



The EURAMCO Group is internationally active as a fund and asset manager for investments in real assets, with a focus on the promising fields of real estate and renewable energy. Third parties can also benefit from our tailored services for assets, investments and investor management. The Group offers comprehensive solutions for all aspects of alternative investments.

## **EURAMCO Holding GmbH**

EURAMCO Holding is responsible for the management of the entire EURAMCO Group, and is also the shareholder of EURAMCO Asset GmbH and BONAVIS Treuhand GmbH and the indirect shareholder of EURAMCO Invest GmbH.

## **BONAVIS Treuhand GmbH**

BONAVIS Treuhand is the experienced and reliable service partner for funds and syndicators in all aspects of investor relations. With wide-ranging expertise, BONAVIS Treuhand supports investment managers in the important and time-consuming business of investor services.





The Group's headquarters in Aschheim, near Munich.

BONAVIS Treuhand currently manages more than 95,000 investments, many of which have been placed by syndicators other than the EURAMCO Group.

#### **EURAMCO Asset GmbH**

EURAMCO Asset offers syndicators professional services for asset, investment, property and fund management. As a fund manager, EURAMCO Asset is responsible for the entire fund and asset management of closed-end investment funds for both the Group and third parties, primarily in the areas of real estate and renewable energy.

Properties in Germany, Austria, Poland, the Czech Republic, India and Australia are currently under management. To ensure the success of our asset management, we provide expert services from our Aschheim headquarters as well as from our offices in Prague, Warsaw and Sydney.

#### **EURAMCO Invest GmbH**

EURAMCO Invest is the EURAMCO Group's investment management company and is fully approved by the German federal financial regulator (BaFin). EURAMCO Invest primarily manages investments in closed-end real estate and renewable energy funds.

# IT ALL COMES DOWN TO NUMBERS

EURAMCO's dynamic development is due to forward-thinking investment decisions and highly motivated employees.



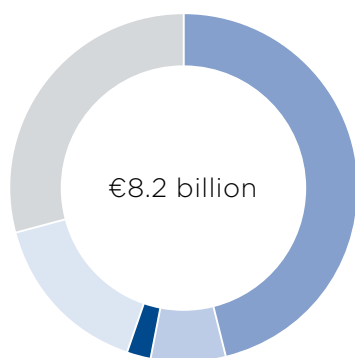
Our experience in the structuring and syndication of investment funds across a wide variety of assets spans more than two decades. Since 1999, EURAMCO has managed a cumulative transaction volume of €8.2 billion. We currently manage more than 90 closed-end investment funds and asset-related capital investment products in accordance with the German Asset Investment Act.

Our employees are responsible for EURAMCO's success, and each one of them offers exceptional expertise. Soundly structured funds, highly professional fund and asset management and transparent investor relations are their high-est priorities.

Our Aschheim headquarters are home to the majority of our team. A third of our employees work in local offices around the world to better serve our investors.



CUMULATIVE TRANSACTION VOLUME



■ Real Estate	€3,817 million
■ Renewable Energy	€565 million
■ Private Equity	€193 million
■ Infrastructure	€1,275 million
■ Other	€2,397 million



# INVESTMENT FIELDS THAT ARE PROFITABLE FOR INVESTORS

We are active in the world's most exciting markets, including Down Under in the vibrant metropolis of Melbourne.



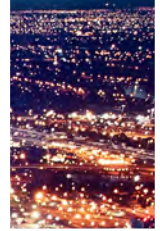
We focus on ground-breaking investment opportunities from which the environment and society as a whole can benefit, including promising real estate developments in prospering markets and the all-important field of renewable energy.

## **Real estate as a foundation for successful investments.**

We are currently active in three real estate markets. In Europe, the world's largest single market, we focus on the particularly stable markets of Germany and Austria, as well as the growing markets of Poland and the Czech Republic.

We developed the HighLight Towers in Parkstadt Schwabing into one of Munich's most recognizable landmarks and achieved an excellent result for our investors. Our German portfolio comprises high-end office buildings, including the Technology and Business Park in Stuttgart-Böblingen and IBM Headquarters in Schatzbogen, Munich.





We are also currently re-intensifying our focus on US and Australian real estate, which remains highly attractive. We have already delivered outstanding returns for our investors in both markets.

#### **New energy for investors.**

Renewable energy benefits the environment and offers multi-faceted investment opportunities as well. This is especially true where the energy transition is supported by subsidies. We are focusing on the two most promising alternative energy sources: solar and wind power. As we recognized the potential at an early stage, our first wind energy investment opportunity was structured in 2001.

The fund invested in Windpark Altmark, whose 20 turbines have the capacity to supply clean energy to 1,200 households year-round. Our solar energy funds include solar parks in Saxony, which, with a total performance output of 46 MWp, also provide our investors with a positive outlook.

More information about our new and ongoing investments is available on our website [www.euramco-asset.de](http://www.euramco-asset.de). Stay informed about the latest developments by subscribing to our newsletter at [info@euramco-invest.de](mailto:info@euramco-invest.de).

# FIRST-RATE PERSPECTIVES FOR INSTITUTIONAL AND PRIVATE INVESTORS

We offer both institutional and private investors the opportunity to invest in high-potential assets.

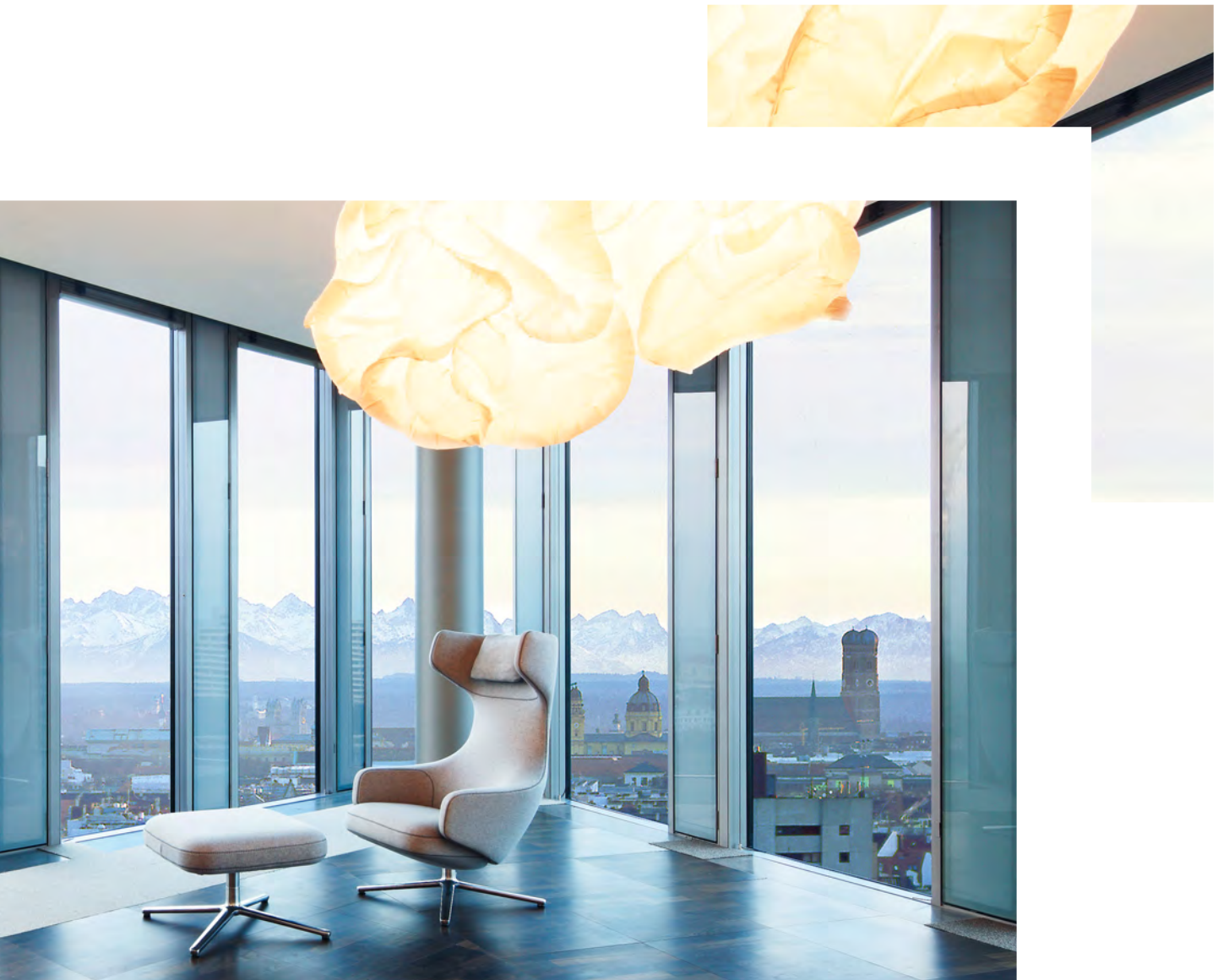


## **EURAMCO for professional investors.**

Our financial products are tailored to our clients, down to the last detail. We consider every legal, tax, financial and accounting question with precision in order to develop an intelligent investment strategy and a well-structured fund concept – laying the foundation for selecting the right assets to match our specific investment goals. The real work begins after the investment process: we diligently guide our investments through every stage, always seeking to minimize risk and maximize opportunity. We ensure maximum transparency with precise reporting tailored to investor needs. From the initial concept to a successful exit, EURAMCO is always there.

Professional investors have two equally exciting ways of benefitting from our expertise: by individual mandate or by investing in Special Alternative Investment Funds (Spezial-AIFs).



**EURAMCO for private investors.**

Even in times of low interest rates, attractive returns can be obtained from the real estate and renewable energy sectors. Alternative Investment Funds (AIFs) enable even private investors to participate in ambitious projects like commercial real estate in Vienna, New York and Sydney. AIFs are regulated investment vehicles supervised by the German federal financial regulator (BaFin). AIFs allow numerous individual investors to pool their capital in a single fund, through which they can participate in the success of large-scale real estate or renewable energy investments previously only accessible to large investors.

**Bernd Rickels**

Institutional Investors

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# RELIABLE ASSET MANAGEMENT IN ALL ASPECTS

Institutional investors  
can also take advantage  
of our expertise.



Responsible asset management is the key to a successful investment. We apply our extensive expertise to every case and devise an individual investment strategy with each client. We handle the complete acquisition process, from the identification of suitable investment objects and due diligence through to marketing and a potential sale.

Our ongoing fund and asset management is highly respected due to its outstanding quality. Through our international subsidiary offices, we carry out this responsibility for dozens of projects in several European countries, Australia and the US. Reporting that is tailored to the needs of individual clients goes hand in hand with responsible asset management. We use integrated software systems, such as Yardi, to deliver efficient, project-relevant information to clients and investors. We have also developed comprehensive reporting systems that have been successfully implemented with both



private and institutional investors. EURAMCO is one of the few market players boasting highly qualified accounting teams at our German and central European offices. At the client's request, we can also provide locally-based managing directors to work on project level, closely managing commercial objectives and achieving optimal results.

For more than ten years, institutional investors have profited from our expertise in asset, fund and property management as well as our know-how in accounting and project management. For our institutional investors, we have successfully acted on behalf of more than 40 special-purpose vehicles in Germany and abroad.

Some of our world-renowned clients include:



# WE ARE THERE FOR OUR CLIENTS, WHEREVER THEY NEED US

We are at home in  
Bavaria and active around  
the globe.



We have three offices in Europe and one overseas to deliver optimal asset management services. From a first idea to a successful exit, EURAMCO is there for its clients.





#### HEADQUARTERS

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