

**MEAG** A Munich Re company



# Holistic real estate investment management

MEAG Real Estate

We invest in real estate projects around the globe for you, to sustainably increase your returns.

We have been investing successfully in real estate for **100 years** now

**We are leading providers of real estate investment management**

As a long-time real estate specialist, we offer not only a strong foundation and experience, but also the agility and reach of an international real estate investment manager.

Our investments are broadly diversified. We invest for you in a range of different property types, countries and risk classes.

**We are Munich Re's global asset manager**

Reinsurance



Primary insurance

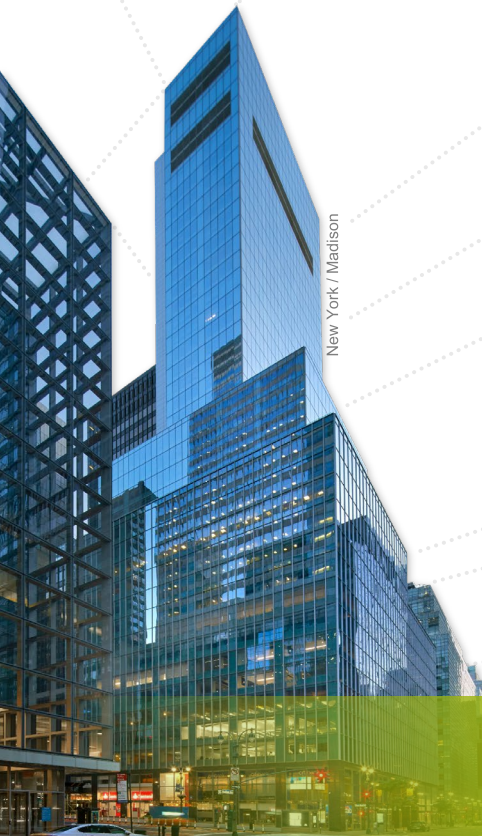


Asset management



“ Real estate is becoming increasingly important for a sustainably attractive performance in professional asset management.

**Dr. Hans-Joachim Barkmann**  
Managing Director Real Estate



New York / Madison

➤ **EUR 15** bn\* invested in real estate

➤ **2,1** million m<sup>2</sup> total floor space

\* Of which EUR 3 bn from external investors / 06/2022





Paris / Rue de Londres



## International

With **EUR 309 bn\*** in assets under its management, MEAG is one of the world's leading asset management companies.

As part of Munich Re, we are active in all the key regions and have outstanding knowledge of the international markets. We are present in Europe, Asia and North America.



## Client focus

We offer institutional clients and financial intermediaries such as banks and asset managers in **Germany, Austria and Switzerland** a wide range of real estate investment strategies such forms as **co-investment, special AIF special assets (special funds) and managed account**.

You benefit from our many years of experience and our professional investment and risk-management approach. We are also supported in this with Munich Re by our competence and knowledge transfer.



## ESG\*\*

**Our ambition is to act responsibly,** and we observe it without fail in all our construction projects, acquisitions and refurbishments.

Alongside commercial criteria, we also take ecological and social aspects into close account in our investment strategies. We set ourselves high standards of compliance and integrity.



**Attractive investment opportunities  
in the world's most important metropolises**

\* at 06/2022 / of which 57 billion euros from private and non-Group investors

\*\* Not characteristics in the sense of Art. 8 or Art. 9 SFDR





“

With our investment products we offer institutional investors access to international real estate markets.

**Uwe Krause**

Head of Real Estate Fund Management

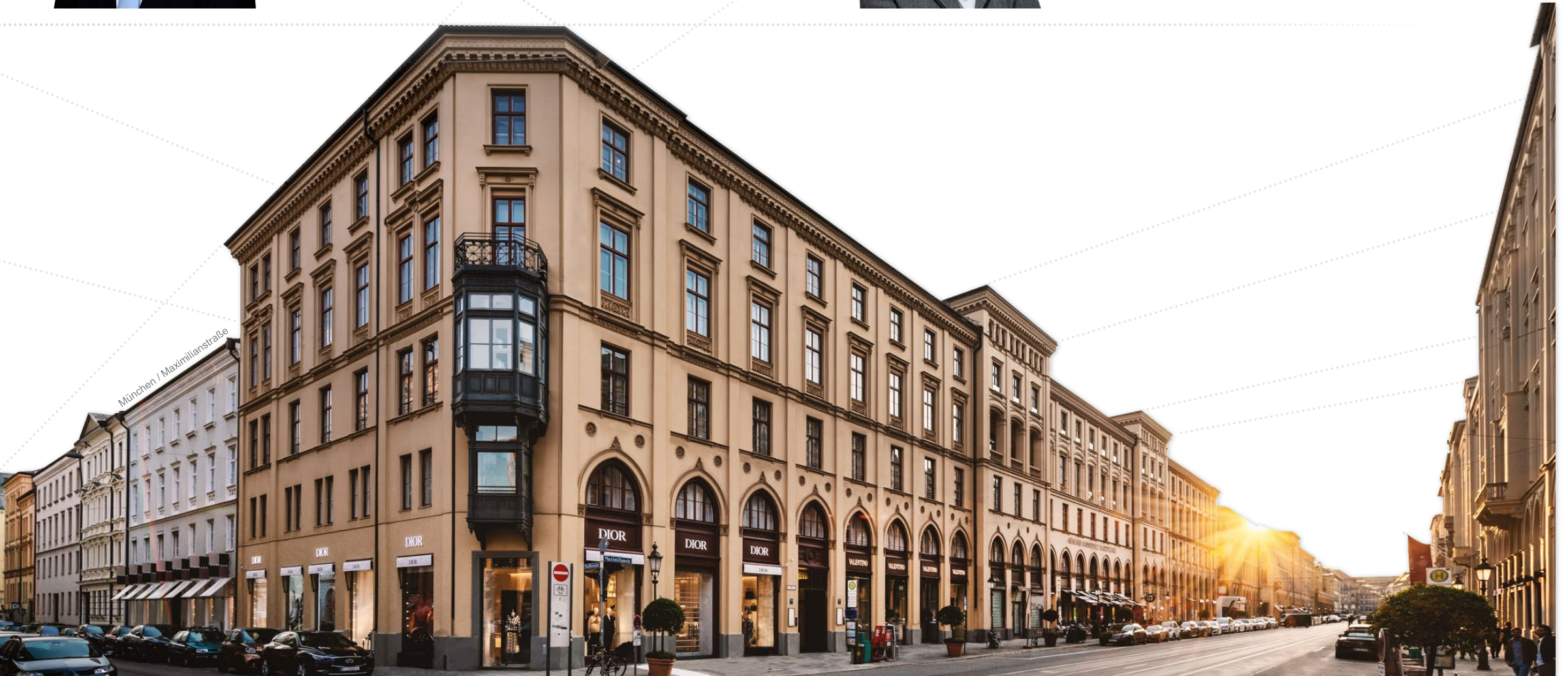


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Our extensive international network and market proximity ensure us access to attractive real estate markets.

**Katrin Hupfauer**

Head of Real Estate Transactions



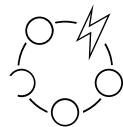
# Profit sustainably from our diversified investment strategy



## Strategy

Our **internal company Research team** is constantly analysing the events on the international real estate markets.

We optimise strategies and portfolios for you and develop solutions ranging from direct investments in individual properties through to complex investment products.



## Risk management

We pursue a **risk-based investment approach** and react early to market developments.

We identify investment opportunities and give the performance of your investments a strong foundation by broadly spreading the risk.

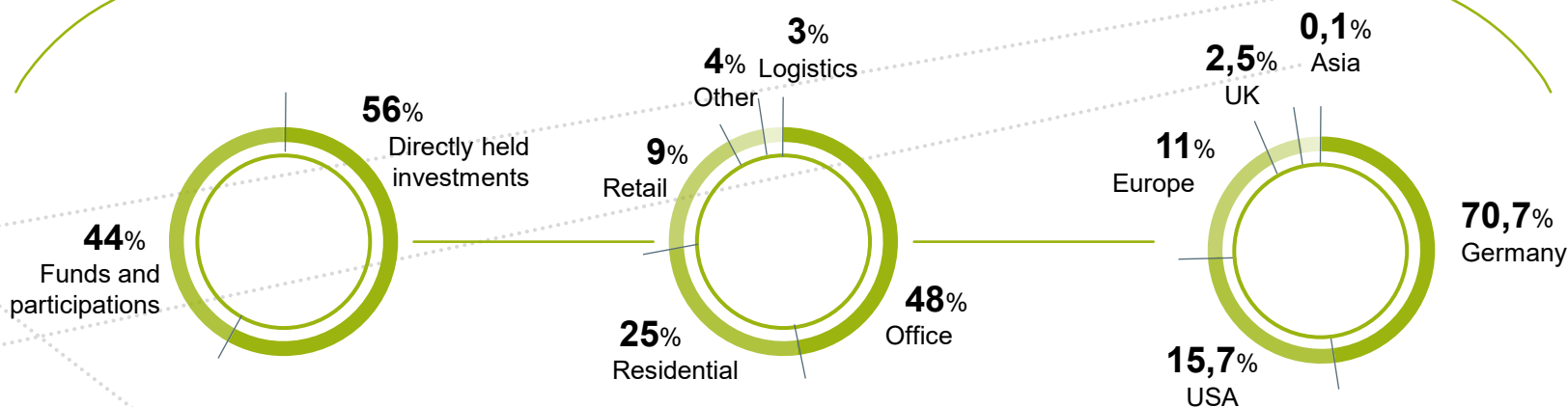


## Innovativeness

Successful investment is closely linked to **technological, economic and societal change**.

We reap rewards from this knowledge by anticipating developments and continuously developing innovative investment concepts.

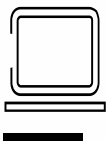
## Broad diversification\*



\*of our managed real estate assets / at 06/2022



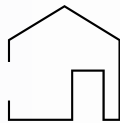




## Office

We invest in **top-class office properties** in **central locations** within major European and American cities.

With active tenancy management and continuous investments in the properties, we generate a stable cash flow throughout the entire property **lifecycle** and profit from increasing rents and rising property values.



## Residential

Our residential properties are in **good** and **excellent locations** in German conurbations. With our tenant-focused and efficient property management, we generate stable and ongoing attractive rental income.

With a portfolio comprising more than **8,500 units\***, MEAG is one of the biggest investors in residential properties in Germany.



## Retail

We invest in **premium retail locations** in major German cities and in **retail park properties** with attractive long-term outlooks.

Investments in brick-and mortar retail properties offer high **cashflow stability** and attractive earnings opportunities. We focus on premium retail tenants and top location quality.



## Logistics

As part of the **global value chain**, logistics properties offer attractive earnings opportunities and benefit from international goods traffic and increasing online trading.

We focus on **established logistics venues** in Germany and Europe, and on future-oriented usage concepts.

Varying investment strategies tailored to  
**different usage types**



**Dr. Stefan Haas**

Head of Real Estate Asset Management



Through active asset management we sustainably exploit the potential of properties throughout their entire lifecycle, reliably securing the earning power and value growth of each property.



**Katja Rincker**

Head of Real Estate Development

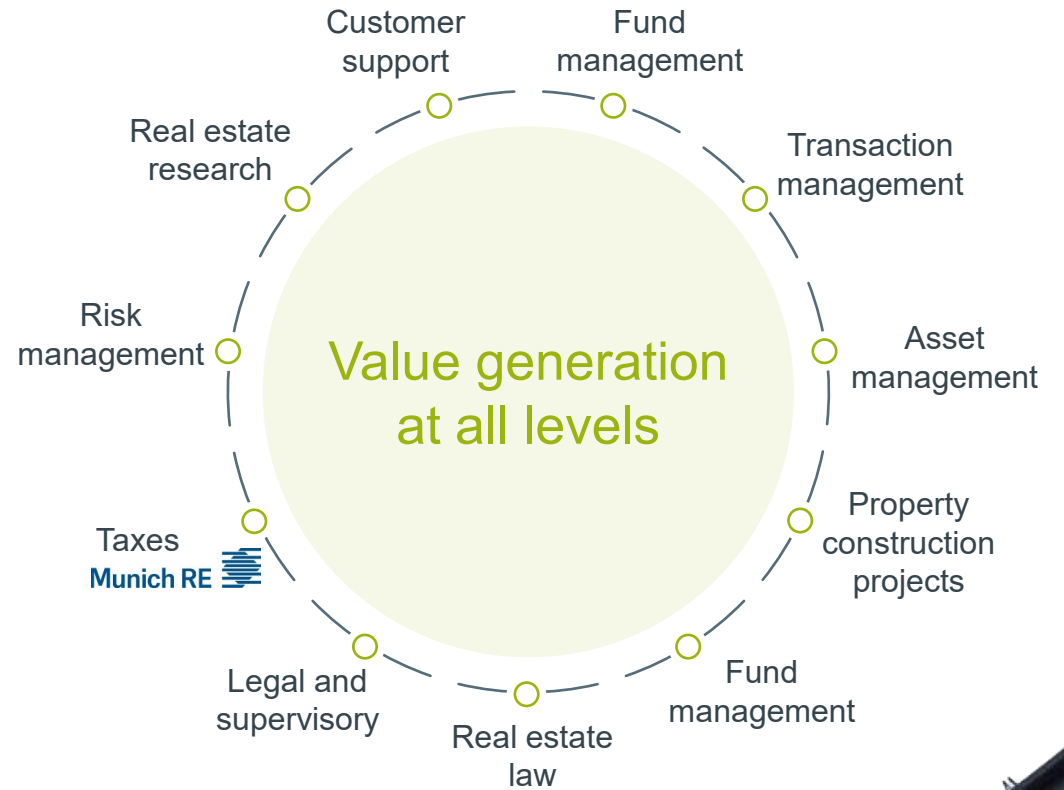
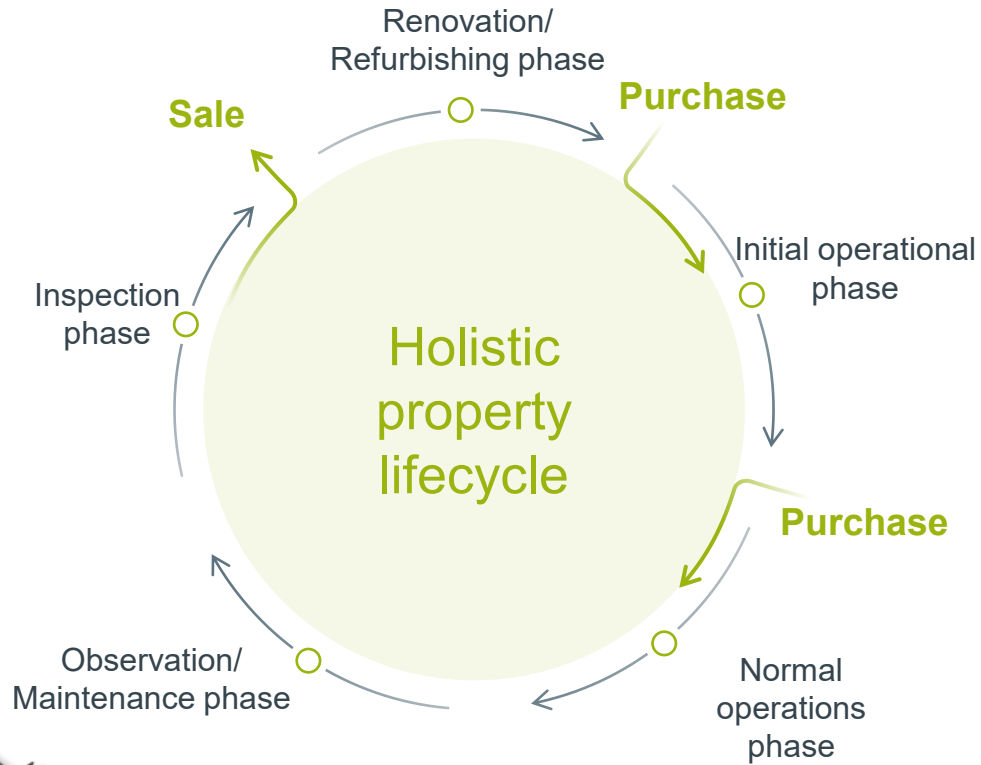


With our broad base of real estate expertise, we manage complex construction projects from the start of the feasibility study through to the realisation and handover to the tenant.



# Deep value chain

throughout the entire lifecycle of the property





# Award-winning performances<sup>1</sup>

## Scope Investment Awards

2020/2021  
MEAG ProInvest  
Best Fund Equities  
Germany

2020  
Best Asset Manager  
Multi Asset

SCOPE AWARDS  
Beste Fonds  
Top 2021  
Aktion Deutschland  
MEAG ProInvest

SCOPE AWARDS  
Beste Asset Manager  
Top 2020  
Multi Asset  
MEAG

## Capital Fund Ranking

2021  
MEAG receives top assessment

2019  
MEAG receives top assessment

2018, 2020  
MEAG receives highest grade

Capital  
FONDSPASS 2021  
Top-Fondsgesellschaft  
★★★★★  
MEAG

## German Fund Champion

2020  
Most Improved Player Award  
MEAG Nachhaltigkeit  
MEAG FairReturn  
Category: ESG/Sustainability

GERMAN FUND CHAMPIONS 2020  
MEAG MUNICH ERGO ASSET MANAGEMENT  
KATEGORIE ESG/NACHHALTIGKEIT  
MOST IMPROVED PLAYER

## RenditeWerk

2012-2015 / 2017  
MEAG FairReturn  
Endowment Fund of the Year

Stiftungsfonds  
des Jahres 2017  
RenditeWerk

## Capital

2020  
MEAG ProInvest  
Is one of the winning funds!

Capital  
Beste aktive  
Fondsmanagements  
Aktion Deutschland  
MEAG ProInvest A  
MEAG

## Euro Fund Awards

2020  
MEAG ProInvest  
1 Year: 1<sup>st</sup> place (of 58)  
MEAG EuroErtrag  
10 Years: 3<sup>rd</sup> place (of 58)

2017  
MEAG GlobalBalance DF  
3 Years: 3<sup>rd</sup> place (of 69)

FUND AWARD 2017  
euro  
BÖRSE

FUND AWARD 2020  
euro  
BÖRSE

## Portfolio institutionell

2020  
Best Real Estate Investor

2020  
Best Investor in  
Alternative Asset Classes

SIEGER  
Beste Immobilieninvestor

SIEGER  
Beste Alternative Asset Klassen

## Lipper Fund Awards

2013/2014/2018  
MEAG EuroErtrag

2013-2017  
MEAG EuroBalance

<sup>1</sup>Past awards are not a reliable indicator of future performance or awards.

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