







CONTENTS

Who we are

4 Services/ Business segments

5 Focus on social properties

6 Our range of services

7 Our principles

> 8 History

10 References







More than
10,000 m²
of rented
living space



More than **1,800,000 m²** of land and property



WHO WE ARE

We are service providers

We are at your service to advise you in all matters relating to real estate, take the work off your shoulders and implement your projects in a reliable, friendly, flexible and fast manner. After all, you should save time and money.

We are real-estate consultants

We analyse, survey und evaluate properties and capital investments from a real-estate perspective. We ensure that you do not face any incalculable risks and that your investment – whether in your own house, the capital investment or the redevelopment / new construction project – can be sustainably successful.

We are consultants

When it is a question of developing ideas and specific solutions for your properties or from your concepts, you can rely on our knowledge, our experience and our expertise. We draw up for your location analyses, valuations, utilisation concepts and requirement statements. We possess reliable experience in the pre-development of hotels and social properties.

We are specialist brokers

When it comes to finding the suitable object for your site location or a buyer with an excellent credit rating for your selling intention, we can help you without client database, our internal property cadastre and – first and foremost – our highly qualified employees. We do not build houses ourselves, we handle information and produce ideas. For us, being successful means creating benefits:

with the appropriate object, the secure buyer or the appropriate exploitation strategy. Technically well-founded, comprehensible and transparent documents and reports are intended to enable you to make informed decisions based on sound facts.

We are asset managers

We provide you with advice on building up a portfolio, the economic structuring and – by the involvement of long-standing partners (who are directly active on your behalf) – ensure that your fiscal and legal interests are safeguarded. We manage your real-estate and ensure you receive an optimal service. For commercial and technical services, we also offer you expertise in construction management as well as construction consultation and realisation of renovations and restorations.

We also arrange financing for private clients and companies outside of real-estate. We provide consultancy to SMEs as future members of the Ellipsis Consulting Network in relation to finance and company restructuring.





OUR SERVICES

- Location analysis, market analysis
- > Drawing up utilisation concepts
- > Drawing up exploitation strategies
- > Feasibility studies
- > Real-estate valuation
- Due diligence
- Business analyses
- Procurement of building plots and redevelopment properties
- Professional company and contract management
- > User acquisition (only in the areas of social properties, hotels, trade)
- Property management
- > Business management, asset management

BUSINESS SEGMENTS

- > Private properties
- Investment
- Commerce
- > Predevelopment (accommodation, social properties, hotels, trade)
- > Constructional realisation of projects
- Asset management
- Property management
- > Financing operations





FOCUS ON SOCIAL PROPERTIES

Principles for evaluation

- > Flexibility and comfort thanks to modularly designed room sizes and layouts
- > Combination of stylish, market-driven service living and care
- > Room concepts for daily-structured residential groups, also for persons suffering from dementia as well as nursing apartments for living together as a family
- > Sustainably achievable rents oriented to the regional economic strength in association with reduction of costs by efficient project development, realisation and marketing from a single source
- > Flexible construction and sustainable utilisation concepts also taking account of third-party utilisation



OUR RANGE OF SERVICES

- > Market overview location analysis
- > Micro-location and environment location analysis
- Business analysis of the operators
- > Feasibility studies
- Quality advice and selection on operators for the consultancy/planning/design of facilities
- > Constructional realisation of projects
- > Consultancy and brokering of operating agreements
- Brokering of projects and facilities, "turnkey" or "ready to move in only with a suitcase"











OUR PRINCIPLES

- > Independence and permanent technical-methodological thinking through of all tasks
- > We are liable for our consultancy as a management consultancy, although not for achieving a specific return
- > We are service providers, reliable, friendly, flexible, fast
- Our goal is your sustainable success

WHAT CAN YOU EXPECT FROM US?

- > Loyalty, discretion, safeguarding your interests
- > Reliability, inventiveness, sustainability, commitment to your goals
- Familiarity with the markets, quality, realism in valuations, professionally founded statements

Fulfilment of commission: we create benefits for you.



HISTORY

"The future belongs to those who recognise possibilities before they become obvious."

- Theodore Levitt -

January 1991: Opening of an office of the KG (limited partnership) in Chemnitz

The first dependent branch of the KG is opened in Chemnitz in the "RAWEMA House" with two employees.

September: 1993 Opening of the Leipzig branch

October 1997: Opening of the Berlin branch

January 1991: Founding of the Dr. Krüger Immobilien KG

July 1991: Conversion of the KG into the "Dr. Krüger Immobilien GmbH" October 1997: Founding of the DKL Dr. Krüger Immobilien Liegenschaftsverwaltung GmbH













1990: Effective founding

Founding of "Dr. Krüger Immobilien" as an individual company, Ms Dr.sc. phil. Krüger is granted authority from this date in accordance with § 34c GewO (German Industrial Code); start of business operations; Dr. Krüger is the owner; from 01.09.1990 Mr Babick joins the company.

January 1991: acquisition of the Claims Conference commission.

The Executive Board of the Conference on Jewish Material Claims Against Germany Inc. (hereinafter referred to as the: Claims Conference) commissions and authorises the Dr. Krüger Immobilien KG to process the restitution of heirless and unclaimed Jewish assets in the Free State of Saxony. Ms Dr. Babick-Krüger becomes Head of the Claims Conference Office for Saxony.

April 1994: relocation of the company

The company moves into its new head office in Prellerstraße 14 in Blasewitz. The company has approx. 26 employees.

May 1997 Founding of the EBV Immobilien GmbH

With the aim of responding to the foreseeable changes in the market after 1998 (end of special depreciations for existing properties) with new products and locations, the employees and commissions of an insolvent broker are taken over and the EBV Immobilien GmbH founded.



November 2001: spin-off of the property law business segment

December 2000: sale of the shares of the DKL Dr. Krüger Immobilien Liegenschaftsverwaltung **GmbH**



December 2000: closure of the Chemnitz branch

Closure of the Chemnitz branch due to market developments.

March 2002: takeover of the operational management of the Lippman & Dubuque asset management.

For the Lippman & Dubuque GbR, which later became the Lippman & Dubuque KG and then Lippman & Dubuque GmbH, the operational management of the consortium in Germany is taken over. Mr Babick is appointed as Authorised Officer with single power of attorney. The partners are based in the United States.

08.01.2002: founding

Immobilien Leipzig

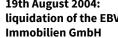
of the Dr. Krüger

Together with the

longstanding partner,

the Leipziger Stadtbau Aktiengesellschaft, the Dr. Krüger Immobilien Leipzig GmbH is founded; it takes over the business of the closed branch in Leipzig.

GmbH



19th August 2004: liquidation of the EBV

4th May 2016: a new boom

Ms Katja Nikol is appointed Authorised Officer of the Dr. Krüger Immobilien GmbH following extremely successful work for the company. The partner decides that the EBV Immobilien GmbH should not be liquidated but instead activated. The company name is changed to DKI Asset Management GmbH. Ms Katja Nikol is appointed Managing Director.







March 2004: closure of the Berlin branch

With the ending of the commission that led to the establishment of the branch, the Berlin branch is closed.



Mr Paul-Gerhard Babick withdrew from his position as Managing Director. Ms Katja Nikol is the new Managing Director and Co-partner of the Dr. Krüger Immobilien GmbH.



REFERENCES

Steigenberger Hotel de Saxe, Neumarkt 9 in 01067 Dresden

Restitution of the property on behalf of the Sommer family – development of the construction concept and participation in the renting of the hotel, brokering of the project package





Goldkugelhaus, Richard-Wagner-Straße 10 in 04105 Leipzig

Restitution and brokering on behalf of the owners.



Hotel Astoria in 04105 Leipzig

Restitution and brokering of the property on behalf of the Claims Conference and co-owners.



Tiergartenstraße 8 in 01219 Dresden

Restitution and brokering on behalf of the Salzburg family.



Rampische Straße 33 / at the corner of Salzgasse in 01067 Dresden

Brokering by the Dr. Krüger Immobilien GmbH. Sale conducted on behalf of 36 Norwegian heirs, who had to be identified.



Lukas-Areal, Reichenbachstraße in 01217 Dresden

Conversion of a commercial space and development of the utilisation and redevelopment concept on behalf of the Concordia Bau und Boden AG in cooperation with the Müller Reimann architects office. Brokering the project package to the property developer.



Dr. Lahmann Park in 01324 Dresden

Participation in the development of the utilisation concept and brokering the property on behalf of the Collegium Augustinum e.V., Munich.

Further references are available at:

www.dki-immo.com



Dr. Krüger Immobilien GmbH

An der Pikardie 6 D-01277 Dresden (0351) 315 95-0

🖨 (0351) 315 95-11

info@dki-immo.com

www.dki-immo.com