

5% Return p.a.



CENTRAL BERLIN

STRAUSBERGER PLATZ

Investment-Exposé | Status May 2016





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Investment at a Glance

INVESTMENT OFFER

Type of investment	Subordinated loans
Borrower	BSA Berlin Verwaltungs GmbH & Co. Immobilien 7 KG Kurfürstendamm 216 10719 Berlin
Lending volume	max. €1,1 million
Intended use	Renovation of the facade, common areas and vacant dwellings
Fees charged to the investor	None
Minimum investment	€250
Interest rate	5,00 % p.a.
Term	18 Months
Redemption	At the end of the term
Interest payments	Semi-annual

PROPERTY | CENTRAL BERLIN

Property	Existing residential property at Strausberger Platz 15-18, Berlin-Friedrichshain (in close proximity to Berlin-Mitte)
Year of construction	1952-1953
Site area	2.210 m ²
Units	78 apartments and 7 commercial units
Total rental area	6.355 m ²
Currency	Euro
Occupancy rate	Ca. 80%
Annual rental income (actual value)	€ 0,4 million
Total investment volume	€10,4 million
Borrowed capital (banks)	Ca. €6,4 million
Equity	Ca. €3 million

Warning:

The acquisition of this investment is associated with considerable risks and can lead to complete loss of invested capital.

5 Reasons why you should invest

1 GOOD RENTABILITY DUE TO TOP LOCATION IN BERLIN

Living space in the German metropolis is already becoming scarce leading to higher rental rates. This creates optimal conditions for lessors who have no concerns about vacancy rate in markets like Berlin - especially if the property is as centrally located as the CENTRAL BERLIN.

2 APARTMENT BUILDING WITH ONGOING RENTAL INCOME

Investments in already existing properties like CENTRAL BERLIN are less risky than new building projects. New buildings carry considerably more risk as the construction costs are often higher than planned, the completion can be delayed due to lack of building permits or unfavourable weather conditions, or unexpected soil contaminations may stop the construction process. In the case of CENTRAL BERLIN, there still will be ongoing rental income, and interest will be paid to investors semi-annually.

3 EXPERIENCED ISSUER

The success of a real estate project mainly depends on the competence and experience of the project developer to a large extent. CENTRAL BERLIN is a project of the Skjerven Group which has invested more than €200 million in residential properties around Berlin over the past decade. Einar Skjerven has been active in the real estate industry for over 25 years.

4 MORE SECURITY THROUGH PLEDGE OF PROFIT PARTICIPATION RIGHTS

Once the funding goal is reached, the borrower shall assign his profit claims to investors. This assures that no profits will be discharged from the project before the investors' money, including interest, is fully repaid.

5 RISK CATEGORY B

On the platform iFunded, each project is assigned to one of five risk categories (A-E) based on nine defined criteria. CENTRAL BERLIN is in the risk category B and carries comparatively low risk.



INVESTMENT LOCATION

GERMANY

€191 BILLION

TRANSACTION
VOLUME OF
REAL ESTATE

For several years, the German residential real estate investment market has been booming. In 2014, around 900,000 properties worth €191 billion were sold in Germany. It was the highest transaction volume since 2007. The spokesman of the working group of the expert committees, stated that real estate in Germany is an attractive investment. This applies particularly to residential properties in towns and urban districts. Especially the condominiums and apartment buildings have gained attractiveness. The price in the residential real estate market is likely to continue. For cities and regions with growing populations, an increase in prices can be expected.

€130 BILLION

TRANSACTION
VOLUME OF
RESIDENTIAL
PROPERTIES

Investment volumes in real estate experienced an 8% annual increase between 2009 and 2014. In 2004, major cities and urban districts represent 65% of the transactions. The housing market dominated in the real estate market with €130 billion of purchase investments. Private homes and condominiums represented 75% of all housing market investments.

+10,3% P.A.

TURNOVER
INCREASE WITH
CONDOMINIUMS

With an annual increase of 10.3% since 2009, the cash sales for condominiums experienced a strong growth. Condominiums saw an average price increase of 2.7% between 2009 and 2014. In the upper price categories, prices rose by 6% per year, cheaper apartment prices remained stable and some even experienced a slight decline. The highest average purchase prices per square meter for apartments were recorded in 2014 in Munich (€4,200), on Sylt (€3,950), in Starnberg (€3,850) and on the East Frisian Islands (€3,450).¹

¹ Arbeitskreis der Gutachterausschüsse (2015): Presseinformation zum Immobilienmarktbericht Deutschland 2015, S.1f

BERLIN

GDP INCREASE

Berlin : +2,2%

Germany: +1,6%

The economy is growing

With 2.2%, Berlin's economy is growing faster than the gross domestic product of Germany in 2014, which has risen by only 1.6%. Thus, Berlin is in the second place among the German states, just behind Baden-Württemberg, which saw an economic growth of 2.4%. In Bavaria, it was 1.8%, in Hamburg only 1.6%.² The number of social insurance contributions in Berlin is constantly increasing in comparison to the remainder of Germany: from mid-2014 to mid-2015 it increased by 3.3% in Berlin and by only 2.0% in Germany.³

4.6 NEW
RESIDENTS
ACCRUE TO A
NEW APARTMENT

High demand for housing, limited supply

In recent years, Berlin has grown annually by about 40,000 residents. In 2015, it increased to 100,000 residents due to 57,500 registered asylum seekers being added to the usual growth. However, the true figure is likely to be much higher, because non-registered refugees are adding to the already registered applicants.⁴ In conclusion, housing supply in Berlin cannot keep up with the rapidly increasing demand. In 2014⁵ a mere 8,637 new apartments were built meaning that there were 4.6 new inhabitants per new apartment. That number will most likely almost double in 2015 due to the increased influx of new residents.

² Statistische Ämter der Länder (2015): Volkswirtschaftliche Gesamtrechnungen der Länder, S.7

³ Bundesagentur für Arbeit (2015): Beschäftigungsstatistik – Länderreport Berlin, Tabelle 2.1

⁴ CBRE/Berlin Hyp (2016): Pressemitteilung zum Wohnmarktreport Berlin, S.1

⁵ Amt für Statistik Berlin-Brandenburg (2015): Pressemitteilung Nr.151, S.1

Rising property prices

The excess demand in the housing market fuels the property prices in Berlin. Compared to the previous year, the average bid price for condominiums in 2015 rose by 10.1% to €3,000 per square meter. The highest average price per square meter in Berlin was €3,921 in the Mitte area, followed by the Friedrichshain-Kreuzberg area with €3,604 and the Charlottenburg-Wilmersdorf area with €3,393⁶ per square meter.

CITY DISTRICT	N. of purchase offers	Medium market segment ¹ price range in €/m ²	Lower market segment median in		Upper market segment median in		All market segments median in	
			€/m ²	Chg. at 2014 in %	€/m ²	Chg. at 2014 in %	€/m ²	Chg. at 2014 in %
Charlottenburg-Wilmersdorf	6.273	2.092-5.420	1.667	12,9	6.175	12,0	3.393	8,4
Friedrichshain-Kreuzberg	3.677	2.296-4.950	2.016	13,5	5.640	12,8	3.604	10,2
Lichtenberg	1.028	1.310-3.391	1.233	7,9	3.736	3,4	2.331	-4,2
Marzahn-Hellersdorf	399	1.194-3.400	1.085	58,4	3.753	25,3	1.667	11,1
Mitte	3.989	1.877-6.050	1.542	8,5	6.957	12,5	3.921	7,6
Neukölln	1.154	1.400-3.506	1.256	12,1	3.960	18,2	2.362	13,4
Pankow	4.190	1.863-4.632	1.667	11,1	5.333	15,9	3.049	5,9
Reinickendorf	1.069	1.318-3.152	1.163	11,5	3.573	1,1	2.000	8,2
Spandau	1.096	1.100-2.709	1.022	7,2	3.174	0	1.567	12,8
Steglitz-Zehlendorf	2.999	1.730-4.792	1.478	17,2	5.479	16,4	2.840	16,3
Tempelhof-Schöneberg	2.943	1.551-4.465	1.364	11,3	5.115	27,7	2.578	14,9
Treptow-Köpenick	2.262	1.456-3.621	1.327	13,2	4.010	9,9	2.524	6,5
Berlin Total	31.079	1.588-4.985	1.365	10,1	5.659	13,2	3.000	10,1

1) excl. top and bottom tenth percentile of quotes

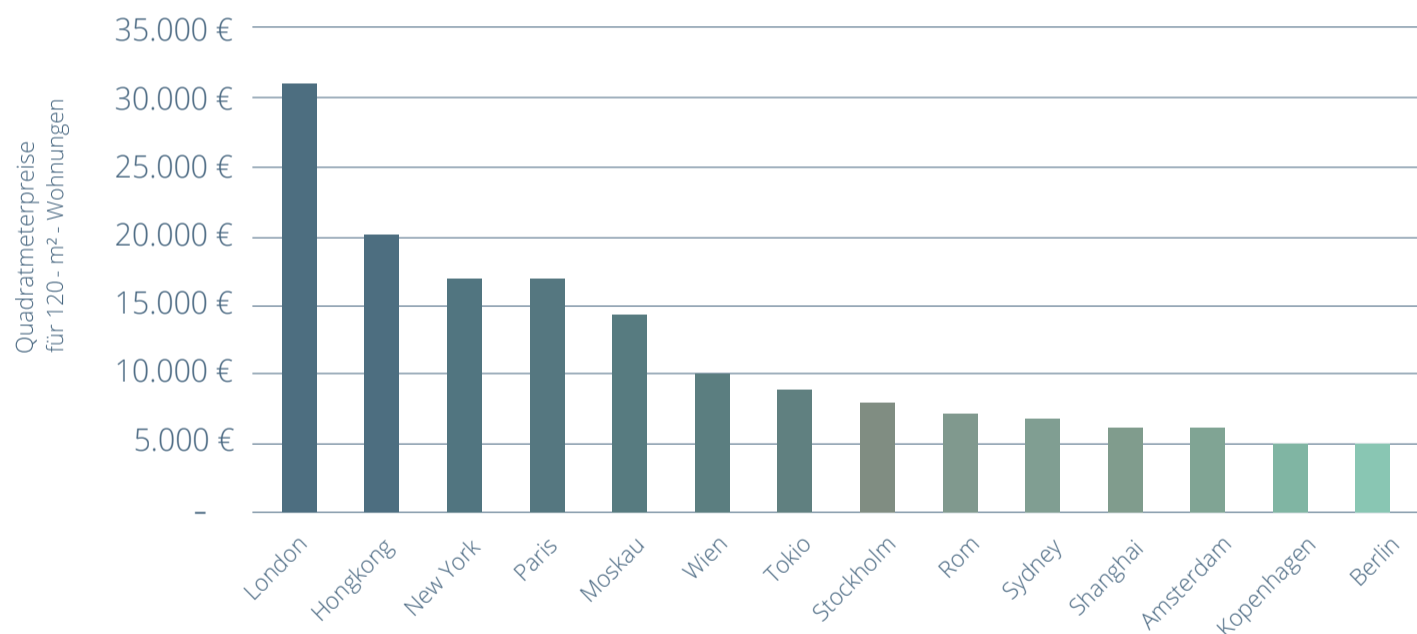
Source: CBRE auf Datenbasis empirica-systeme

⁶ CBRE/Berlin Hyp (2016): Pressemitteilung zum Wohnmarktreport Berlin, S.4

Selling Prices for Apartments with high potential in Berlin

By international capital city comparison, prices for apartments in Berlin are still moderate. Apartments of 120 square meter are currently selling for €4.900 per square meter. In London it is more than €30.000 per square meter, in Paris more than €16.000 and even in Rome prices range at €7.000 per square meter.⁷ It is this price difference between Berlin and other capital cities that shows its great potential. Berlin has become more popular and more expensive in the past years as prices have risen by 86% since 2009 and continue doing so.

Real Estate Prices in Germany are favourable by international comparison



Quelle: Global Property Guide

⁷ <http://www.globalpropertyguide.com/most-expensive-cities>



View of Alexanderplatz and Berlin's iconic TV Tower

Rents are continuously rising in Berlin

Rents have risen by 5.1% in 2015 to €9 per square meter. Leasing prices in Berlin vary greatly across the city. In Lichtenberg they have risen by 0,9% while in Mitte, Berlin's stylish City Centre, it has been a 7% increase. Besides Mitte, the other top districts for rent increase are Friedrichshain-Kreuzberg and Reinickendorf (+5,9% each).⁸

Rental price range for newly offered Apartments in 2015

CITY DISTRICT	Number of purchase offers	Medium market segment ¹ price range in €/m ² / Month	Lower market segment median in		Upper market segment median in		All market segments median in	
			€/m ² / Month	Chg. at 2014 in %	€/m ² / Month	Chg. at 2014 in %	€/m ² / Monat	Chg. at 2014 in %
Charlottenburg-Wilmersdorf	5.444	7,47-14,47	6,71	1,2	16,00	4,2	10,00	1,8
Friedrichshain-Kreuzberg	4.833	7,69-15,91	6,67	2,9	18,00	3,5	11,00	5,9
Lichtenberg	2.618	6,16-11,33	5,78	5,1	12,57	8,7	8,05	0,9
Marzahn-Hellersdorf	2.747	5,20-8,50	4,98	4,8	9,42	7,0	6,10	2,4
Mitte	6.784	6,89-16,00	6,11	4,3	18,00	9,0	10,70	7,0
Neukölln	3.297	6,17-14,29	5,71	3,3	16,36	2,8	8,78	3,3
Pankow	5.940	6,85-14,00	6,14	4,0	16,00	5,5	9,47	4,9
Reinickendorf	2.388	5,98-10,18	5,51	3,8	11,67	11,1	7,50	5,9
Spandau	2.757	5,65-9,32	5,28	8,4	10,54	8,0	7,00	3,7
Steglitz-Zehlendorf	3.495	6,70-12,22	6,06	-0,8	13,48	3,7	8,92	4,0
Tempelhof-Schöneberg	3.697	6,48-13,55	5,98	1,9	15,66	8,1	8,91	5,2
Treptow-Köpenick	3.602	6,19-10,53	5,65	2,7	11,67	5,0	7,77	4,9
Berlin Total	47.602	6,17-14,00	5,61	2,0	15,91	5,7	8,99	5,1

1) excl. top and bottom tenth percentile of quotes

Source: CBRE auf Datenbasis empirica-systeme

⁸ CBRE/Berlin Hyp (2016): Pressemitteilung zum Wohnmarktreport Berlin, S.2f



Strausberger Platz

with a view of the Alexanderplatz Television Tower

STRAUSBERGER PLATZ

Strausberger Platz is located in Berlin Friedrichshain close to Berlin Mitte. It is in the stylish and popular city center of Berlin. Commuting from here is very convenient. The underground station is directly at Strausberger Platz, just two train stations away from Alexanderplatz. From here underground trains, trams and buses connect the entire city. Strausberger Platz hosts a number of restaurants and shops and is adjacent to the iconic Karl Marx Allee.

Strausberger Platz is located in one of the two postal code areas in the district of Berlin Friedrichshain-Kreuzberg in which rents have risen most dynamically. Rents in the respective areas around Ostbahnhof and Ostkreuz have risen in 2015 by 11,1% to €11,11 per square meter. Rents directly at Strausberger Platz in the higher market segment at postal code 10243 are at €18,32 per square meter. They now lie above the average rent in Berlin of 15,91 Euro.⁹

Median selling price for Condominiums in Friedrichshain-Kreuzberg is €3.604 per square meter. The middle market segment encompasses prices between €2.296 to €4.950.¹⁰



⁹ CBRE/Berlin Hyp (2016): Wohnmarktreport Berlin, S.29f

¹⁰ CBRE/Berlin Hyp (2016): Pressemitteilung zum Wohnmarktreport Berlin, S.4

PROPERTY



View from Strausberger Platz onto Alexanderplatz with its iconic TV Tower



Sideview of the building at Strausberger Platz 15-18



Landmark Gingerbread Facade

Main Facts

This property is listed in the Friedrichshain Registry of Deeds. Size of the property and its four plots according to the registry is 2.210 square meters. The Registry of Deeds also lists water-management facility plant construction law as easements for Berliner Wasserbetriebe. In addition, a transferable right of first refusal (for all sale cases) is secured by the land registry for the housing association "Friedrichshain WBF". In the register of construction encumbrances, there is an entry in terms of an escape route in favor of the property Strausberger Platz 19.

The property is registered as a single monument in the monument list of Berlin as follows: Strausberger Platz 1-19, Stalinallee Section A, residential and commercial buildings, with apartment Hermann Henselmann, 1952-53 from design collective of Hermann Henselmann (D). In addition, the building is part of the Karl-Marx-Allee ensemble.

Year of Construction	1952-1953
Site Area	2.210 m²
Units	78 apartments and 7 commercial units
Total rental area	6.355 m²
Occupancy Rate	Ca. 80%
Annual Rental Income	€ 0,4 million

Object Description

The building complex was built around 1952-1953. The four stairways at Strausberger Platz 15-18 progress along the square in a slight curve. Outside the building, there is a large green area, which creates distance from the road.

The building has eight storeys and a cellar. On the ground floor, an additional mezzanine floor is also partially available. The building roof is flat and has a Bituminous waterproofing system. The staircases lead up to the flat roof. The elevator machinery rooms are located in the stairwell enclosures.

Towards the rear of Strausberger Platz 18, there is an escape staircase, from where some storage rooms are accessible. This also serves as an escape route for the neighbouring property Strausberger Platz 19. An outdoor car park is located at the back of the property. A total of 78 apartments and 7 commercial units are available. Some apartments are used for commercial / partially commercial purposes. The total rental area is (according to rental contracts) 6,355 m².

The cellar and emergency stairwell of Strausberger Platz 18 contains storage rooms of which some have a part ownership.

Infrastructure provision

The property is connected to all technical infrastructure facilities (water, sewage, electricity, telephone, cable TV, district heating).

Building Construction:

Introduction

The building was built around 1952/53. Various redevelopment measures have taken place since the 1990s, for example, many windows were replaced. The roof sealing was completely renovated in 2014.

Foundation, Interior and Exterior Walls

The outer walls are generally masonry. The roadside facade of the first floor is decorated with artisan ceramic tiles. The rear facades and roof exits are plastered.

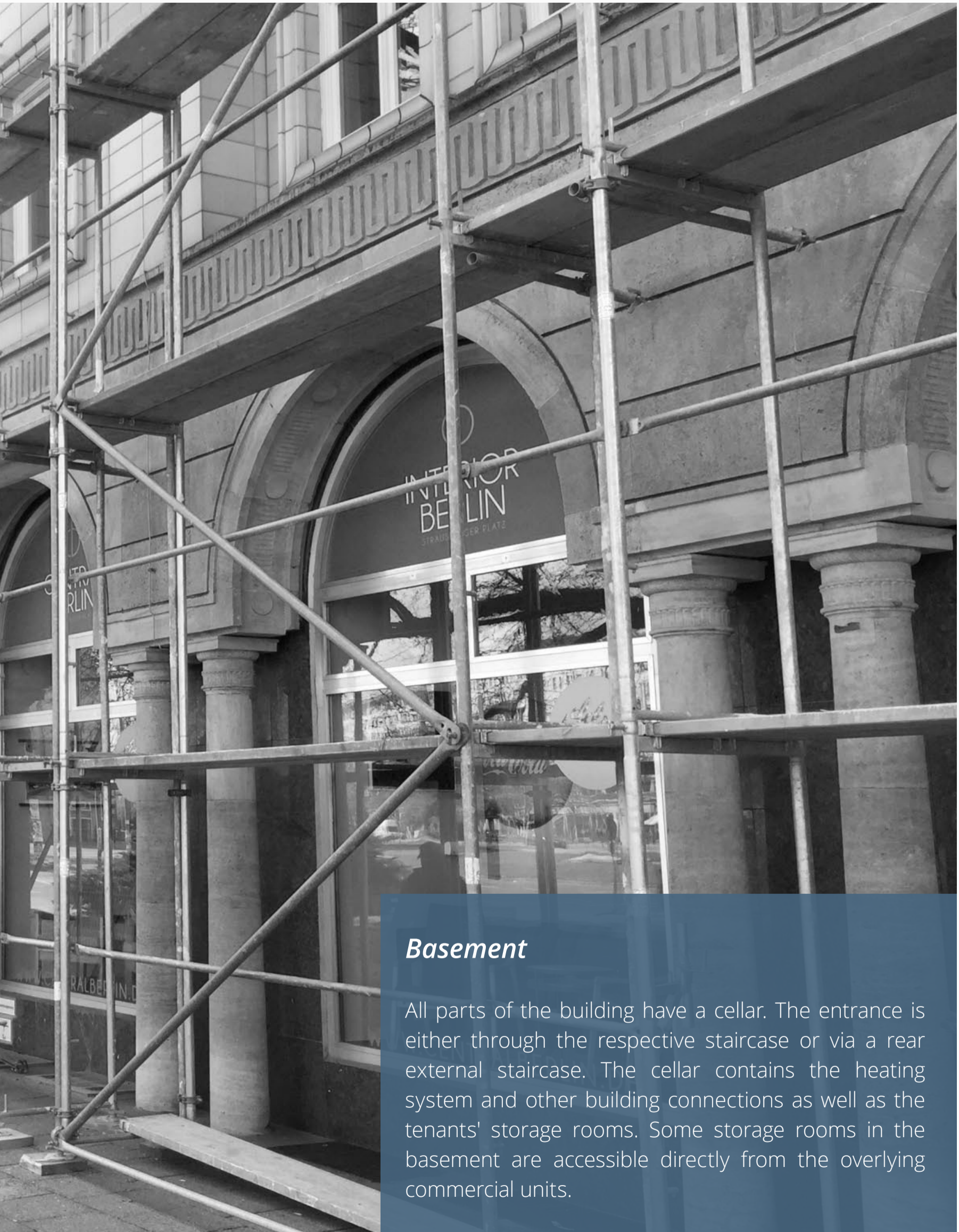
Ceiling Construction

Reinforced concrete was used to build the ceilings between the top floors and attic.

Roof / Roof Drainage

The building's flat roof as well as the roofs of the emergency exits have been treated with a bituminous seal. For drainage the building is equipped with hidden internal downpipes.





Basement

All parts of the building have a cellar. The entrance is either through the respective staircase or via a rear external staircase. The cellar contains the heating system and other building connections as well as the tenants' storage rooms. Some storage rooms in the basement are accessible directly from the overlying commercial units.

Facade

The front of the building on the street side is covered in artisan ceramic tiles. The rear facades are plastered, same as the roof exits. The bell system is integrated into the roadside entrance area.

Staircases and Entrance Area

Each of the four entrance areas are design spaciouly. From there, the staircases all the way up to the roof exits. The downstairs foyer of Strausberger Platz 16-18 leads to the rear parking spaces. The elevators stop on every floor from the ground floor to the 7th floor. There is no elevator in the emergency stairwell. The staircases are daylight-illuminated. Glazed doors and large windows make the entrance areas appear bright and friendly.

The staircases are made of dark masonry and lead around the open stairwell in an elegant curve. The railings are made of decorated wood balusters and handrails, which have been preserved from the time of construction. The walls and ceilings in the staircases are cleaned and provided with paint. The individual apartment doors which are decorated and painted also originate from the construction period.

Windows

Multiple decorated boxed double windows in the apartments have been kept from the building's construction period. Double glazed wooden windows gradually replaced some of the original windows due to restoration measures over the years. The commercial units on the ground floor partially have simple windows, double glazed wooden windows or the original boxed double windows.

Apartment Doors and Main Entrance Doors

The house entrance and exit doors are made of wood with glass inserts. Side doors (for example, to the basement and rear storage areas) are at best. They are painted and have the typical ornamental decoration from the construction period. The original residential and commercial doors around the foyers have been preserved from the construction period and are accordingly decorated and painted. The roadside commercial doors are usually decorated with large glass cutouts.



Stairs

The staircases are made of dark masonry and lead around the open stairwells in an elegant curve.

Building Services

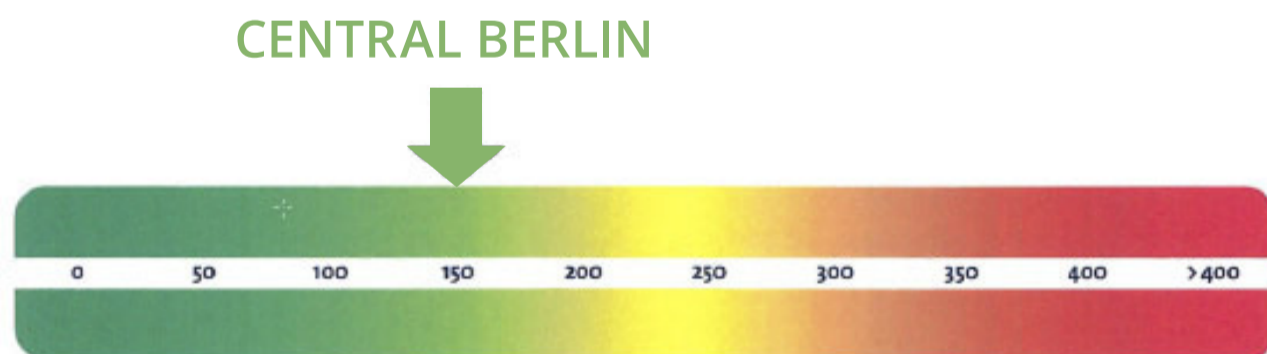
A central building connection is used for the drinking water supply and the drainage. A central heating system (district heating) is used for heating of residential and commercial units as well as for the building's hot water supply. The building's electricity connection located in the basement, while the counters are to be found in the staircase and in the basement. The building has a full telephone and cable connection. The bell systems are located centrally at the main entrance doors. The apartments have intercoms.

Outdoor Facilities

The outdoor area is attached to the rear of the building. The parking spaces that belong to the property can be accessed from Neue Blumenstraße.

Energy Certificate

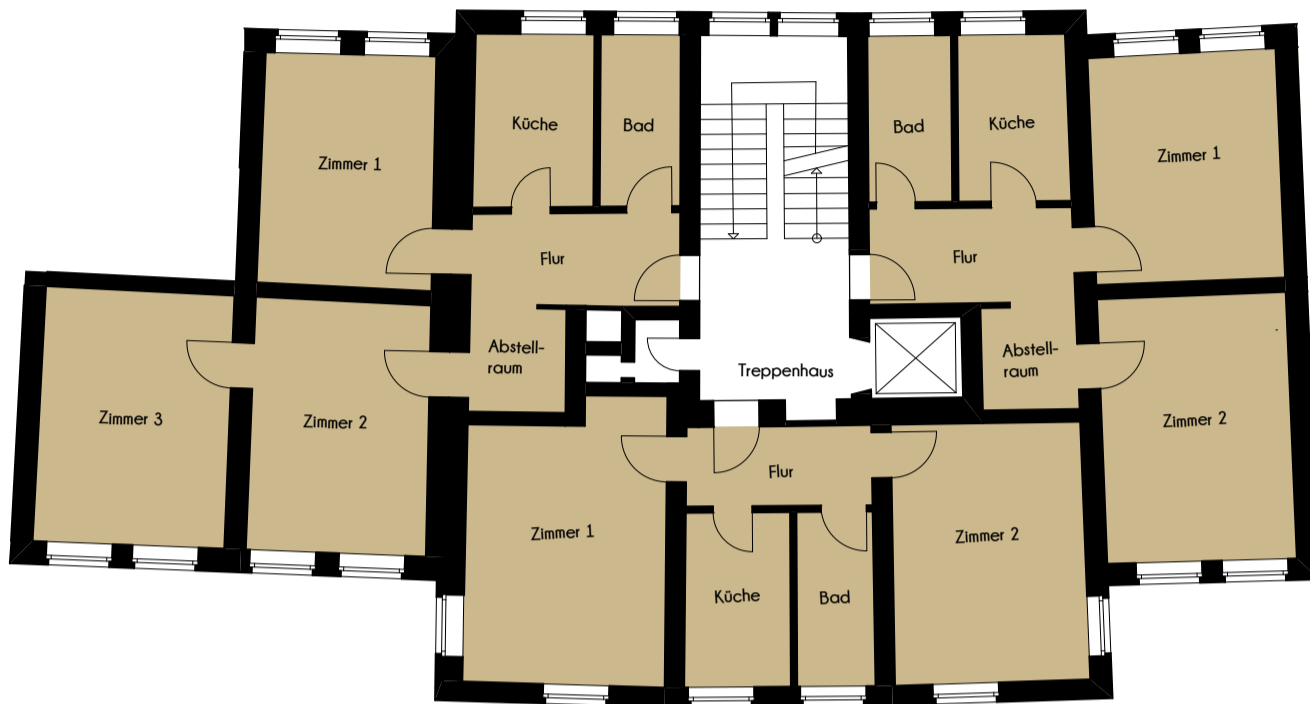
The building has an energy performance certificate valid until 29.07.2018. The energy consumption value is 149 kWh / (m² a).



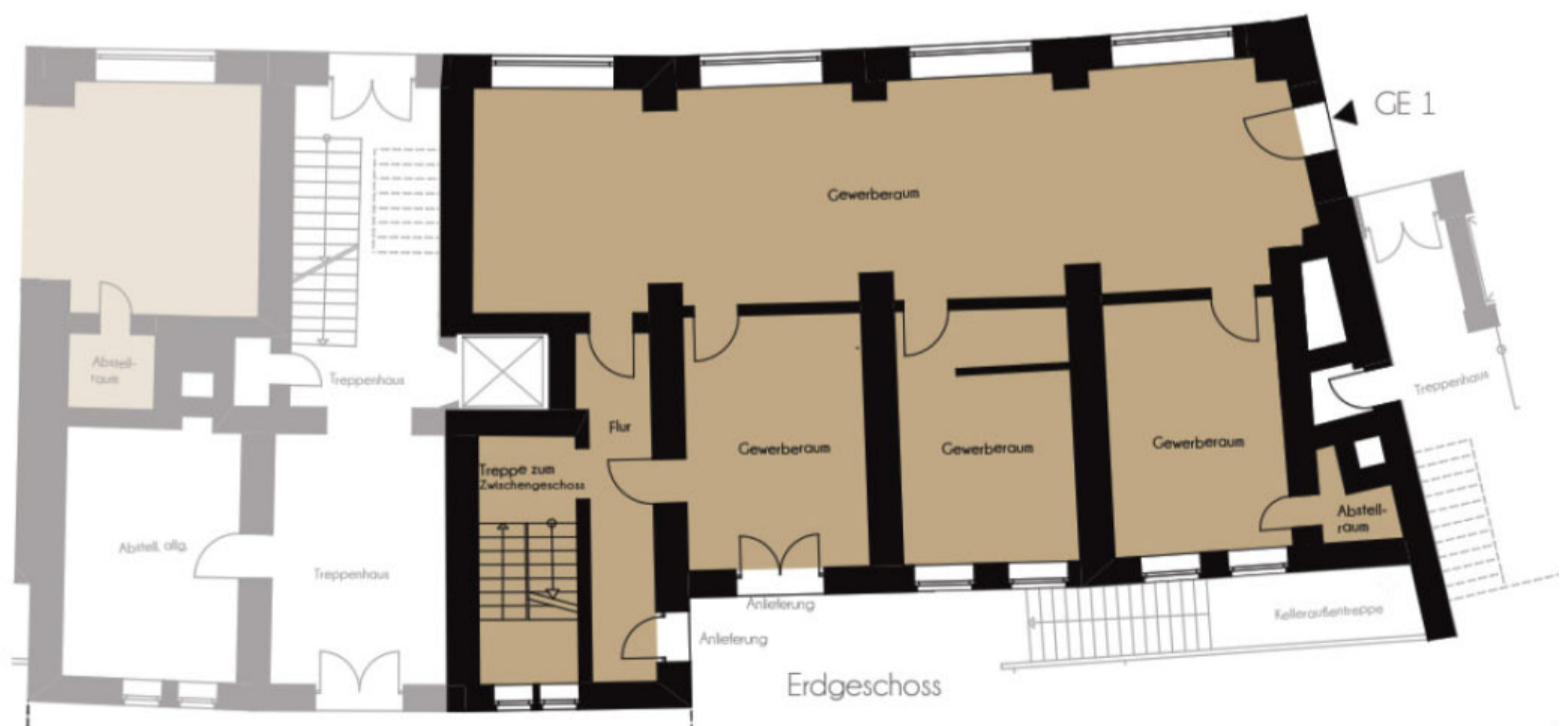


*Building on Strausberger Platz
in the evening*

Floor plans of 3 units on the 1st floor
of Strausberger Platz 16

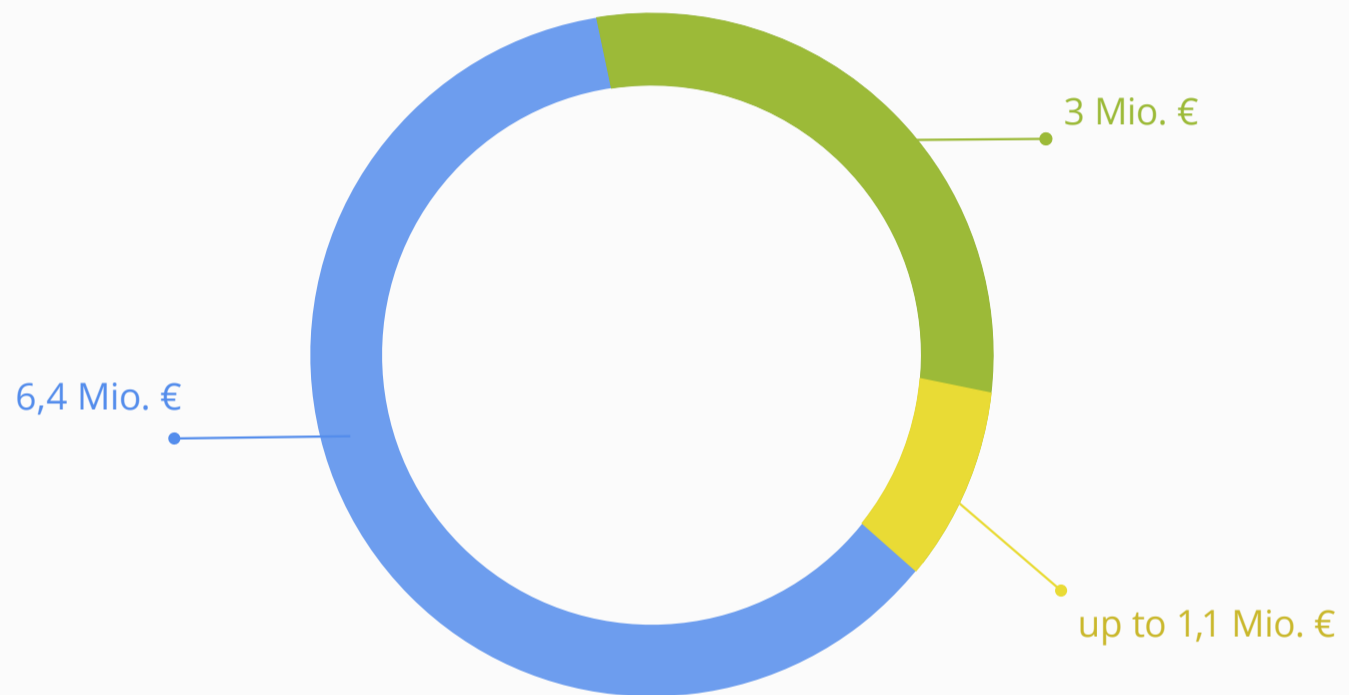


Floor plan of a commercial unit on the ground floor
of Strausberger Platz 15



FINANCING

- Bank financing
- Equity
- Planned crowdfunding



ALLOCATION OF FUNDS

The subordinated loan will be used for various building renovations with an approximate cost of €2.1 million. The heritage restoration of the facade will cost around €1.0 million. The second largest part of the renovation is the complete renovation of the vacant apartments, costing around €0.5 million. In addition the renovations of the stairwell and flat roof as well as the architect's fee must be included. In order to finance the renovation fully, a bank loan in the amount of about one million euros is required in addition to the subordinated loan from the crowd.

ACTION	COSTS INCL. VAT
Historically appropriate facade renovation	987.694 €
Special manufacture of heritage accurate facade elements according to the original	91.750 €
Comprehensive refurbishment of apartments (floor covering, tiling work, painting work, electrical and sanitary work)	510.000 € *
Stairwells renovation according to the original	203.164 €
Flat roof renovation, including lightning protection	210.000 €
Architect's fee / Building supervision	58.381 €
TOTAL COSTS	2.060.989 €

*All vacant apartments will be renovated for €30,000 each, incl. VAT.

ISSUER

SHAREHOLDER STRUCTURE



Skjerven Group is an investment company and management company for residential properties in Berlin. Overall, more than €200 million have already been invested in the Berlin property market. The company deals with the real-estate transactions, asset management, financing and management of funds as well as advising international institutional investors, family offices and high net worth individuals.

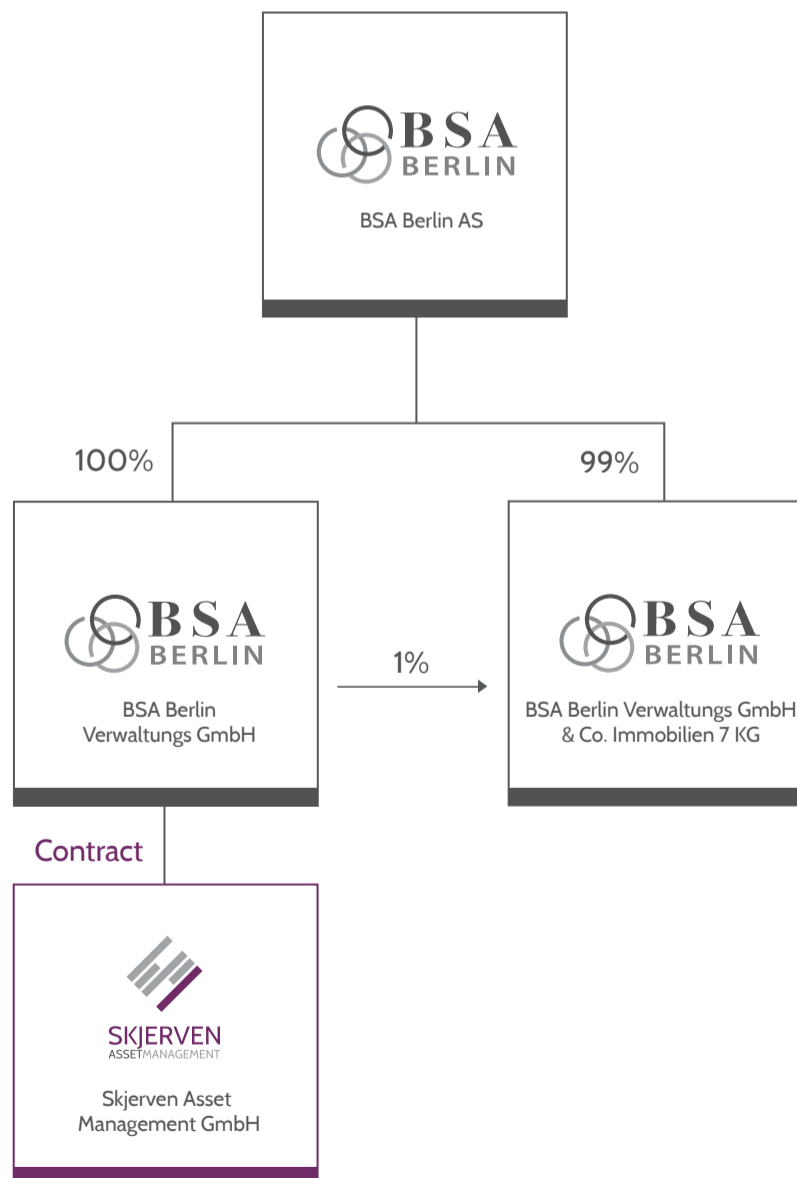


Skjerven Asset Management GmbH takes over the asset management of various investment programs of Skjerven Group, including CENTRAL BERLIN on Strausberger Platz 15-18. The team of experts headed by Alexander Punt coordinates strategic planning and optimization of the property portfolio. In addition to various real estate and market analysis and the valuation of the properties, this also includes the monitoring of the allocation process during residential privatization. In addition, the Skjerven Asset Management conducts regular asset and portfolio reports for each investment program.

Like all of Skjerven Group, Skjerven Asset Management also operates exclusively in Berlin. The team has many years of experience in this market, knows the trends and developments of individual residential areas and brings this knowledge to asset management.



Die BSA Berlin Verwaltungs GmbH & Co. Immobilien 7 KG is the borrower and the owner of the property at Strausberger Platz 15-18. 99% of the company is owned by the Norwegian corporation BSA Berlin AS. The remaining percentage is held by the BSA Berlin Verwaltungs GmbH, which signed a long-term service contract with Skjerven Asset Management GmbH.





*Listed heritage facade of the building
at Strausberger Platz*

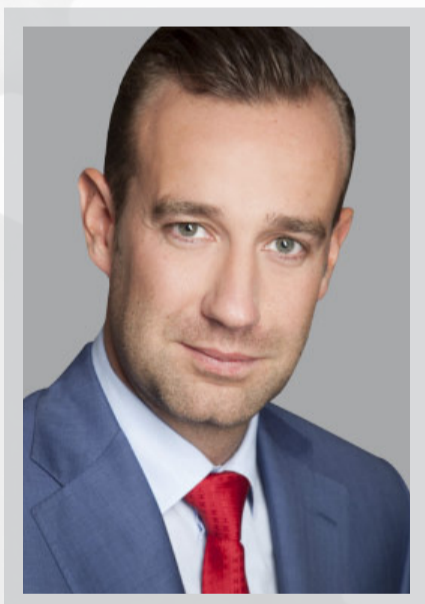
MANAGEMENT TEAM



Einar Skjerven,

Managing partner of Skjerven Group GmbH

Einar Skjerven is the founder and CEO of Skjerven Group. He has over twenty years of experience in investments and asset management and is an expert in residential property investments in Berlin. Since 2006 Einar Skjerven is managing director of Industrifinans Real Estate GmbH and is responsible for the the company's German real estate investments. Since 1995 he has also been CEO of several fund companies.



Alexander Punt,

The managing director of the Skjerven Asset Management GmbH

Alexander Punt is head of Asset Management, coordination of portfolio optimization, strategical re-structuring and planning for assets and funds managed by Skjerven Group and third party clients.

He has over 8 years of experience in real estate. He has worked amongst other things in property management, sales and especially in inventory management. Alexander Punt studied Business Management at the Technical University in Spijker Hoogstrate, Belgium. He has work for Skjerven Group since 2010.

REFERENCES

Residential Privatization Projects of Skjerven Group



GLEIMSTRASSE 18, PRENZLAUER BERG

Selling price: € 6.480.000

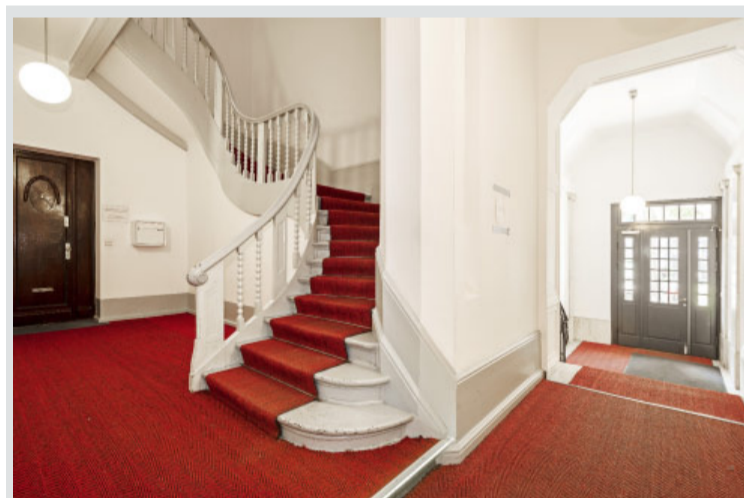
Sold 100%



GRAEFESTRASSE 32-33, KREUZBERG

Selling price: € 12.820.00

Sold 100%



BADENSCHER STRASSE 14, WILMERSDORF

Selling price: € 8.470.000

Sold 37%



GLEIMSTRASSE 43, PRENZLAUER BERG

Selling price: € 6.725.000

Sold 100%

REFERENCES

Residential Privatization Projects of Skjerven Group



MESSELSTRASSE 53, DAHLEM

Selling price: € 4.541.000

Sold 100%



KNOBELSDORFFSTRASSE 29/31, CHARLOTTENBURG

Selling price: € 5.613.000

Sold 100%



REINERZSTRASSE 43, WILMERSDORF

Selling price: € 3.887.000

Sold 100%



STARGARDER STRASSE 74, PRENZLAUER BERG

Selling price: € 8.650.000

Sold 88%

Investment offer

This offer is a subordinated loan. A total of €1,100,000 is to be collected from investors with investments starting at €250. In return they receive a semi-annual interest rate of 5% p.a. with a term of 18 months.

The borrower is BSA Berlin Verwaltungs GmbH & Co. Immobilien 7 KG, who will use the loan to fund the renovation of the facade as well as the renovation of individual apartments of the CENTRAL BERLIN property in the heart of Berlin at Strausberger Platz 15-18.

Type of investment	Subordinated loans
Borrower	BSA Berlin Verwaltungs GmbH & Co. Immobilien 7 KG Kurfürstendamm 216 10719 Berlin
Lending volume	max. 1,1 Mio. Euro
Intended use	Renovation of the facade, common areas and vacant apartments
Fees charged to the investor	None
Crowdfunding Platform	iFunded.de
Type of income for investors	Investor obtains income from capital assets
Minimum investment	250 Euro
Interest rate	5,00 % p.a.
Term	18 Months
Repayment	At the end of the term
Interest payments	Semi-annual

Opportunities and Risks

OPPORTUNITIES

- + Fixed interest rate of 5% p.a. (semi-annual payment)
- + No fees for the investor – neither agio nor ongoing management fees
- + No reserve liability for investors
- + Berlin's real estate market is booming
- + Project is led by an experienced management team
- + Existing property with annual rental income
- + Property's occupancy rate is about 80%
- + Borrower's pledge of profit participation rights to investors

RISKS

- The costs of renovation may be higher due to unforeseen circumstances.
- It might be that the demand for apartment sales decreases and the expected market price cannot be achieved, which would reduce the project profit.
- For the investor, there is a risk of total loss of investment. Moreover, it is conceivable that, for example, an individual external financing of the respective investment amount or the tax contributions to be paid causes further payment obligations. This can even lead to insolvency of the investor.

iFunded - Risk Assessment

For each project on iFunded, the risk is determined according to a standardised process. With nine criteria in total, we measure the project risk. Depending on the emphasis of the individual risk criteria, risk points will be given and added at the end. Depending on the number of risk points, the real estate project is classified into one of five risk categories. The risk categories go from A to E, A for low-risk and E for high-risk. The detailed evaluation scheme can be found on the next page.

The CENTRAL BERLIN project comes to a total of 11 risk points and is thus classified in the risk category B. This risk assessment is made up as follows:

Risk Criteria	Expression	Risk points
Debt ratio	60 %	3 ●●●●
Equity	34 %	1 ●●●●
Macro-location	Berlin	0 ●●●●
Micro-location	Strausberger Platz	1 ●●●●
Occupancy rate	80 %	0 ●●●●
Number of tenants	>10	1 ●●●●
Development phase	Existing property with little maintenance backlog	0 ●●●●
Issuer's experience	Invested 200 million Euros in the Berlin residential property market	1 ●●●●
Guarantees	Personal guarantee	2 ●●●●
	subordinated mortgage	2 ●●●●
	Pledge of profit participation rights	0 ●●●●
OVERALL		11



iFunded does not perform any kind of investment advice and does not assume any risk evaluation for a individual investor whether the investment suits a investor's personal risk profile. The risk evaluation is based on standardised criteria, which is evaluated during the the structuring of the investment. The actual performance of the investment in the future can be adverse. Even with a low risk profile there is a remaining risk of a total loss of the investment for any investor.

Risk Assessment by iFunded

1 What is the debt ratio?

0%	1%-49%	50%-59%	60%-69%	70%-79%
0	1	2	3	4

2 What is the equity?

>40%	30%-39%	20%-29%	10%-19%	0%-9%
0	1	2	3	4

3 How good is the macro-location of the financed property?

Berlin, Hamburg, Munich, Cologne, Düsseldorf, Stuttgart, Frankfurt	All other main cities	City with at least 200,000 inhabitants	City with at least 100.000 inhabitants	All other cities
0	1	2	3	4

4 How good is the quality of the micro-location of the financed property?

Inner city location with easy access	Close proximity to an urban location	Good residential area with good supply	In the suburbs with access to public transport	In the suburbs, without connection to public transport
0	1	2	3	4

5 What is the occupancy rate of the property?

> 90%	70%-89%	40%-69%	19%-39%	< 19%
0	1	2	3	4

6 How many tenants does the property have?

> 10	6-10	2-5	1	0
0	1	2	3	4

7 In which development phase is the property?

Existing property without maintenance backlog	Existing property with little maintenance backlog	Existing property with a lot of maintenance backlog	Property with core renovation needs	New Construction
0	1	2	3	4

8 What is the total investment track record of the project developer?

> EUR 250m	EUR 200-249m	EUR 199-100m	EUR 99-50m	< EUR 50m
0	1	2	3	4

9 Has the developer deposited a personal guarantee?

Yes = 0; No = 2

Is there a second mortgage as security for the crowd?

Yes = 0; No = 2

Is there a pledge of profit participation rights for the crowd?

Yes = 0; No = 2

Balance sheet of the project company

IFRS balance sheet as of 31.12.2015
for the project company
BSA Berlin Verwaltungs GmbH & Co. Immobilien 7 KG

ASSETS

A) CURRENT ASSETS	EUR	EUR
I) Inventory		
1. Work in progress Unfinished services		8.600.000,00
II) Receivables and other assets		
1) Accounts receivable trade	2.538,03	
2) Claims against general partners	0,34	
3) Claims against limited partners	1,71	
4) Other assets	<u>2.039,22</u>	4.579,30
III) Cash in hand, Bundesbank balances, balances on account with banks, cheques		7.006,21
B) Deferred income		4.522,29
		8.616.107,80

LIABILITIES

A) EQUITY	EUR	EUR
I) General Partner Capital		
1) Fixed Capital		5,0
2) Variable Capital		<u>9.455,51</u>
		9.460,51
II) Limited Liability Capital		
1) Liable Capital		1.038.495,00
2) Variable Capital		<u>1.993.764,84</u>
		3.032.259,84
B) Accruals		
1) Other Accruals		40.841,38
C) Liabilities		
1) Amounts owed to Credit Institutions	5.310.000,00	
2) Advances received on Orders	164.141,64	
3) Accounts Payable Trade	23.239,53	
4) Other Liabilities	<u>32.878,71</u>	8.612.821,61
D) Deferred Income		3.286,19
		8.616.107,80



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