

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?

| | | | | |
|--------------|----------------|----------------|--------------|-------------|
| > 250 Mio. € | 200-249 Mio. € | 199-100 Mio. € | 99-50 Mio. € | < 50 Mio. € |
| 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