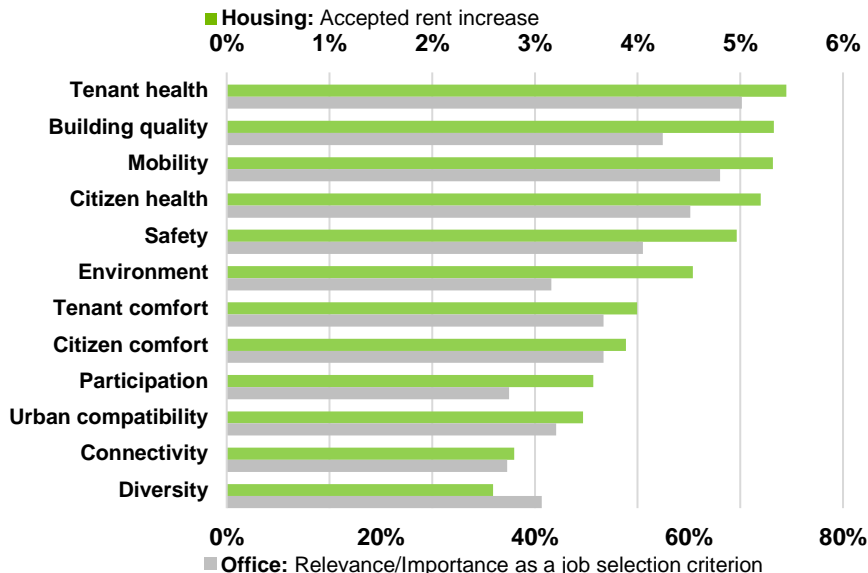


Relevance of the S-criteria for residential and office

Investing in the S-criteria is worthwhile, because tenants are willing to pay for it! Residential properties with special consideration of S-criteria can expect a rent increase of 5.2%. S-criteria are also relevant for office properties. So relevant, in fact, that employees choose their employer on this basis or would even change for it. In times of a shortage of skilled workers, S-criteria are therefore a valuable argument for attracting talent or retaining employees.

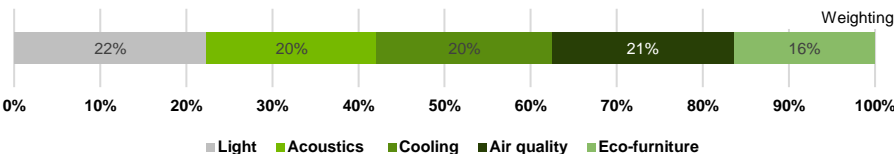


S-criteria in detail

A change in society is emerging. Customers expect social living and working. Therefore, it is important to know what is behind the S-criteria in detail. How are health, participation or connectivity achieved in the building? The S-criteria including the weighting of the individual factors are listed below. They provide information about the development of future residential and office properties.

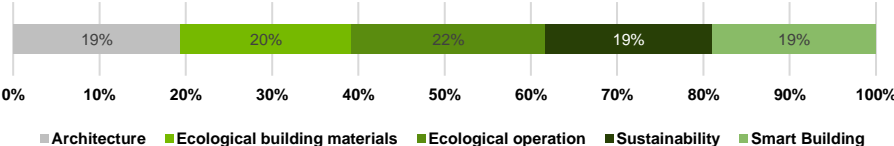
Tenant health

5,4% Rent increase Housing
67% Relevance Office



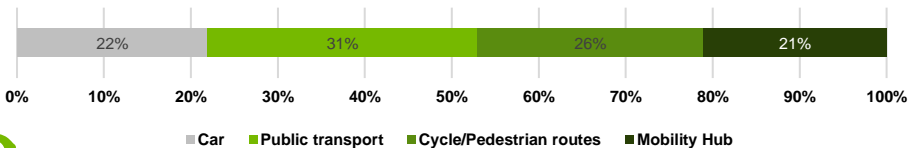
Building quality

5,3% Rent increase Housing
57% Relevance Office



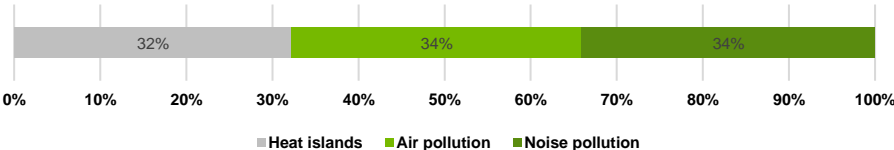
Mobility

5,3% Rent increase Housing
64% Relevance Office



Citizen health

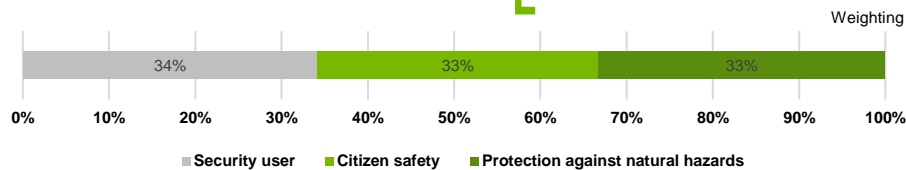
5,2% Rent increase Housing
60% Relevance Office



S-criteria in detail

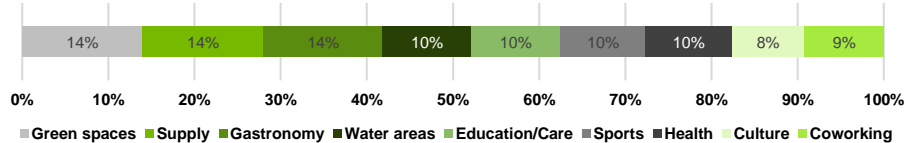
Safety

5,0% Rent increase Housing
54% Relevance Office



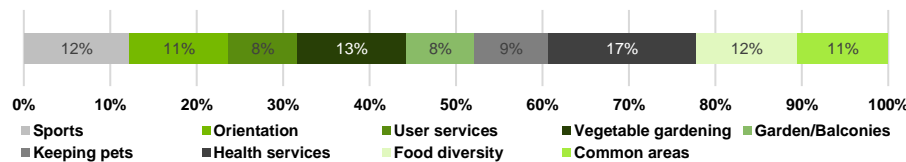
Environment

4,5% Rent increase Housing
42% Relevance Office



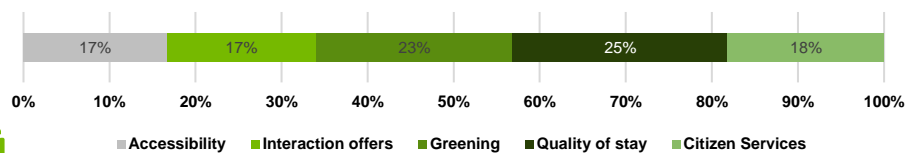
Tenant comfort

4,0% Rent increase Housing
45% Relevance Office



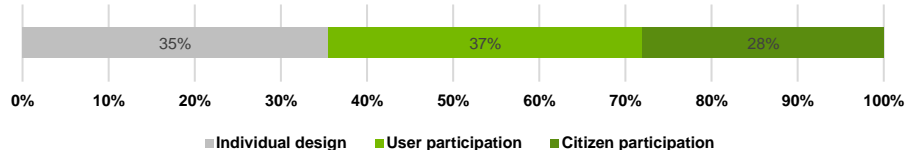
Citizen comfort

3,9% Rent increase Housing
49% Relevance Office



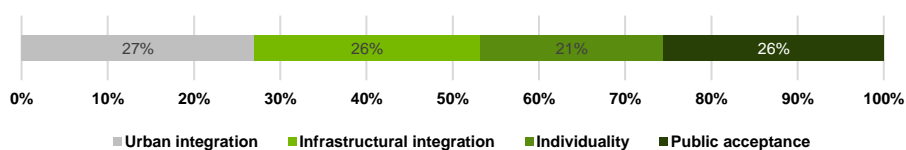
Participation

3,6% Rent increase Housing
37% Relevance Office



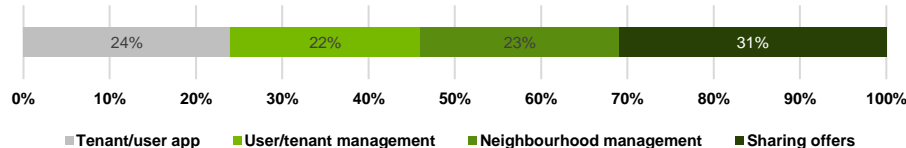
Urban compatibility

3,5% Rent increase Housing
43% Relevance Office



Connectivity

2,8% Rent increase Housing
36% Relevance Office



Diversity

2,6% Rent increase Housing
41% Relevance Office

