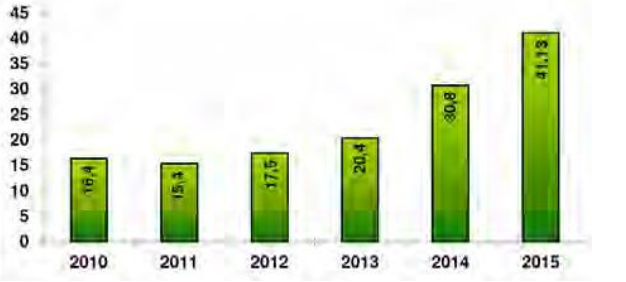


Date of establishment 08/02/1907 flats (by 31/12/2015) 6543 commercial objects 167 members 12327	Flats in the areas of: Adlershof (new), Charlottenburg, Charlottenburg-Nord, Reinickendorf, Siemensstadt, Spandau, Steglitz, Weißensee and Wilmersdorf														
board members Dirk Enzensberger, Rudolf Orlob supervisory board 9 representatives 79	churn rate (by 31/12/2015) 5,70% vacancy (by 31/12/2015) 0,50% average net rent (2015) 4,97 €/m ² total assets (by 31/12/2014) 177,66 Mio. € dividend (2014) 2,00%														
staff on 31/12/2015 125 from that: caretakers / cleaners 64 directed by craftsmen 3 trainees 2 social workers (<i>Charlotte Social</i>) 2	Construction and maintenance services Mio. €  <table border="1"> <caption>Construction and maintenance services (Mio. €)</caption> <thead> <tr> <th>Year</th> <th>Value (Mio. €)</th> </tr> </thead> <tbody> <tr> <td>2010</td> <td>16.4</td> </tr> <tr> <td>2011</td> <td>15.3</td> </tr> <tr> <td>2012</td> <td>17.5</td> </tr> <tr> <td>2013</td> <td>20.4</td> </tr> <tr> <td>2014</td> <td>30.8</td> </tr> <tr> <td>2015</td> <td>41.3</td> </tr> </tbody> </table>	Year	Value (Mio. €)	2010	16.4	2011	15.3	2012	17.5	2013	20.4	2014	30.8	2015	41.3
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2015	41.3														
local property management 3 <i>Charlotte</i> meetings 6 guest apartments 6 association <i>CharlotteAktiv</i> e.V. 129 members members newspaper 'CharlottelInfo' appears 3 to 4 / year	Large modernizations/New building 2015 new building Adlershof WHG 801 2015 new building Spandau Cautiusstraße 17 WHG 206 2015 Spandau WHG 8/110/120 2014 Spandau WHG 130/140 2012-2014 Spandau (WHG 160/170/201) 2010/2011 Reinickendorf WHG 550/620/630 2010 Spandau Schwendyweg WHG 190/191/192 2008/2009 Charlottenburg_Nord WHG 231-240 2006/2007 Reinickendorf Meller Bogen WHG 600/610 2003-2005 Spandau Falkenhagener Feld WHG 205														
project "Community Living" in Reinickendorf, Meller Bogen with 10 barrier-reduced flats, community room, shared kitchen, reading garden, concierge youth shared flat in Spandau - supported by the Evangelical Johannesstift participation in ExWoSt project - neighborhood development and stabilization by cooperatives in 2005 gender righteous planning of a courtyard (Steglitz) with member participation (project support SenStadt) 2008 2010 cooperation with the association 'Friends of the elderly reg.assoc.'	Special Awards <u>General modernization of 565 apartments in Reinickendorf, Meller Bogen</u> -special recognition of the German Developers Award modernization of the 'High Quality - Portable costs' 2009/2010 -Builders Award 2008 of the district office Reinickendorf -1st price of Painters Guild Berlin for modernization 'color in the cityscape' 2007/2008 -climate protection partner 2006 <u>Renovation of 148 apartments in Spandau, Schwendyweg and Kornburger Weg</u> -2nd place at GASAG Future Competition 2010 in the category 'Architecture and Climate'														

Information about the modernization project

Michelstadter Weg / Cautiusstraße

House group 170

Information about the residential complexes

addresses: 13587 Berlin, Michelstadter Weg 55-59 odd, 61, a-c, Cautiusstraße35-39 odd, 41, a, b

scope: 104 flats within 4 blocks of flats with 4 floors (years of construction: 1958/1959)

living space: 6620 m², size of property: 9443 m²

Time and period of modernization: construction phase from April 2012 to October 2012

Scope of modernization

costs of construction: round 5,8 Mio. Euro

standard of modernization: efficiency building 70

work to be done:

- 16 cm insulation for the front
- 26 cm insulation for the attics
- replacement of all windows in the flats (triple glazing) and the stairways (double glazing)
- replacement of entry doors and of bells and interphone systems
- 10 cm insulation for the basement ceiling
- restoration/tiling of balcony floors
- new paint of stairways
- conversion of outdoor installation

Heating system and block heat and power plant and photovoltaics construction

-installation of a heating station (2 gas thermal value boilers for peak load in cascade, Power: 300 kW total) including central hot water supply and providing a natural gas-powered block heat and power plant by the Berlin Energy Agency

-heat supply and power supply with 34 kW electrical power and 78 kW thermic power

-rental of roof surfaces at the Berlin Energy Agency for operating a photovoltaic system, power output: 90 kWp

Result of the modernization

-saving primary energy demand of around 83% (around 198 kWh/m² to about 42 kWh/m²)

-reducing CO² emissions by around 74% (around 311 t/a to 119 t/a)

Impact of modernization on usage fees

-modernization surcharge: 1,21 €/m² monthly

-estimated savings in ante of the operating costs: 1,35 €/m² monthly

-amount of usage fees for new tenants: 5,90 €/m² monthly

Social support during the modernization

- contact the property manager on site
- office hours for the members of the modernization area
- individual consultation by our social workers from CharlotteSozial
- offer of conversion homes and daily homes

Information about the new building

Cautiusstraße 17

General costs

- construction of a 5-storey apartment building with underground parking
- plot: Cautiusstraße 17/19, 13587 Berlin (Spandau-Hakenfelde)
- size: 2444 m²
- lining space: 2120 m² plus 103 m² shared area
- start of construction: 28/05/2015
- ready for occupancy: 01/11/2015

Scope of the construction project

- 32 apartments with balconies or terraces
- Accessible developing all apartments and the basement via the lift
- Living rooms are equipped with vinyl flooring in wood look, bathroom and kitchen are tiled
- Common room on the ground floor, underground parking with 22 parking spaces, three of them for disabled
- parking of bicycles, pushchairs and walking frames
- efficiency building 55 (geothermal energy and heat recovery ventilation system)

Usage fees

8,50 Euro/m² net cold, about 11,00 Euro/m² gross hot

Level of flats

rooms	flats	living space	usage fees (net cold)
1,5	12	42-46 m ²	357 – 391 €
2	9	65 m ²	553 €
3	7	77-85 m ²	655 – 723 €
4	4	98-133 m ²	833 – 1130 €