

KOKONI ONE: Value maximisation meets climate positivity

Attractive and sustainable
investment in Berlin Pankow



Non-binding visualization



Non-binding visualization

Investment for the future in Französisch Buchholz



KOKONI ONE: Discover a unique new development with 84 family-friendly townhouses and semi-detached homes in Berlin's booming north.



From 6,388 €/m²
incl. parking space

- Four models available:
 - Type S home approx. 95 m²
 - Type M home approx. 135 m²
 - Type L home approx. 157 m²
 - Type XL home approx. 167 m²
- First units are ready to rent
- Repayment-free option for up to 5 years



Investment advantages and growing values in a secure environment



KOKONI ONE combines the security of a value-enhancing investment with the advantages of a location with strong development potential.

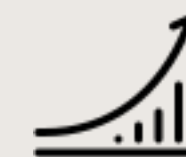
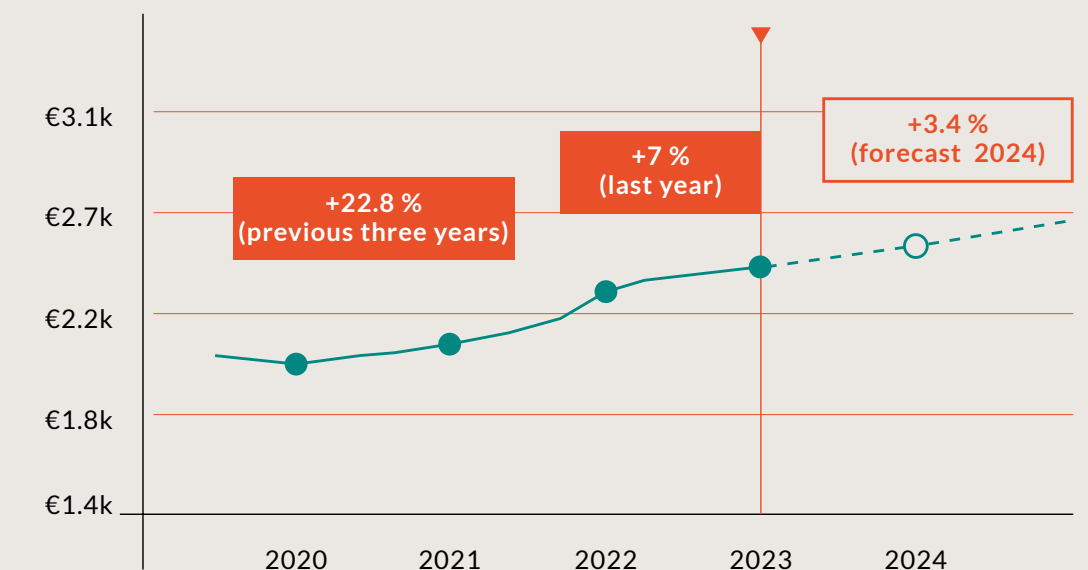
- Investment opportunity in Berlin's fastest growing district
- Approx. 4% initial gross rental yield depending on the property
- Net rents up to €22/m²
- First units are ready to rent
- Low monthly operating costs ensure long-term rentals
- 3% annual depreciation (deduction for wear)
- Tax-free resale after 10 years
- Public transit network expansion (Berlin i2030) in Französisch Buchholz includes suburban, regional and streetcar lines as well as U2 and U9 subway lines



€22/m²
QUOTED RENT PRICE*

Strong demand has resulted in quoted rent prices up to €22/m² for new-build homes in Pankow

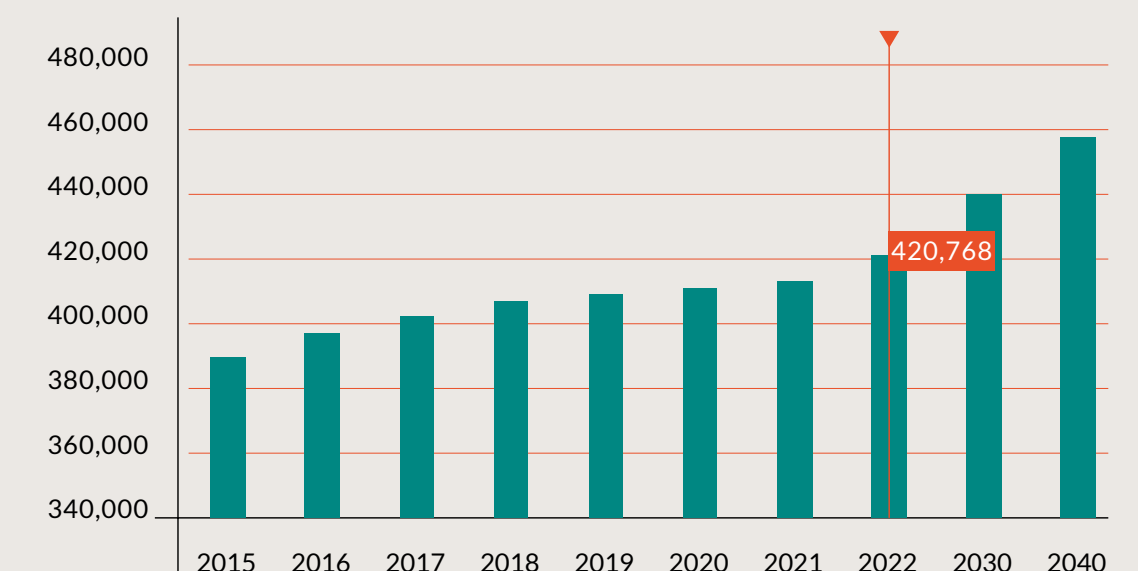
Market rent over time



GROWTH UP TO 2040:
approx. 37,000

With around 420,000 inhabitants and the highest birth rate, Pankow is Berlin's most populous, fastest growing district.

Population development in Pankow



(*as of June 2023)

Source: Extract from PriceHubble June 2023 market value estimate of a Kokoni One type M home. <https://www.pricehubble.com/>

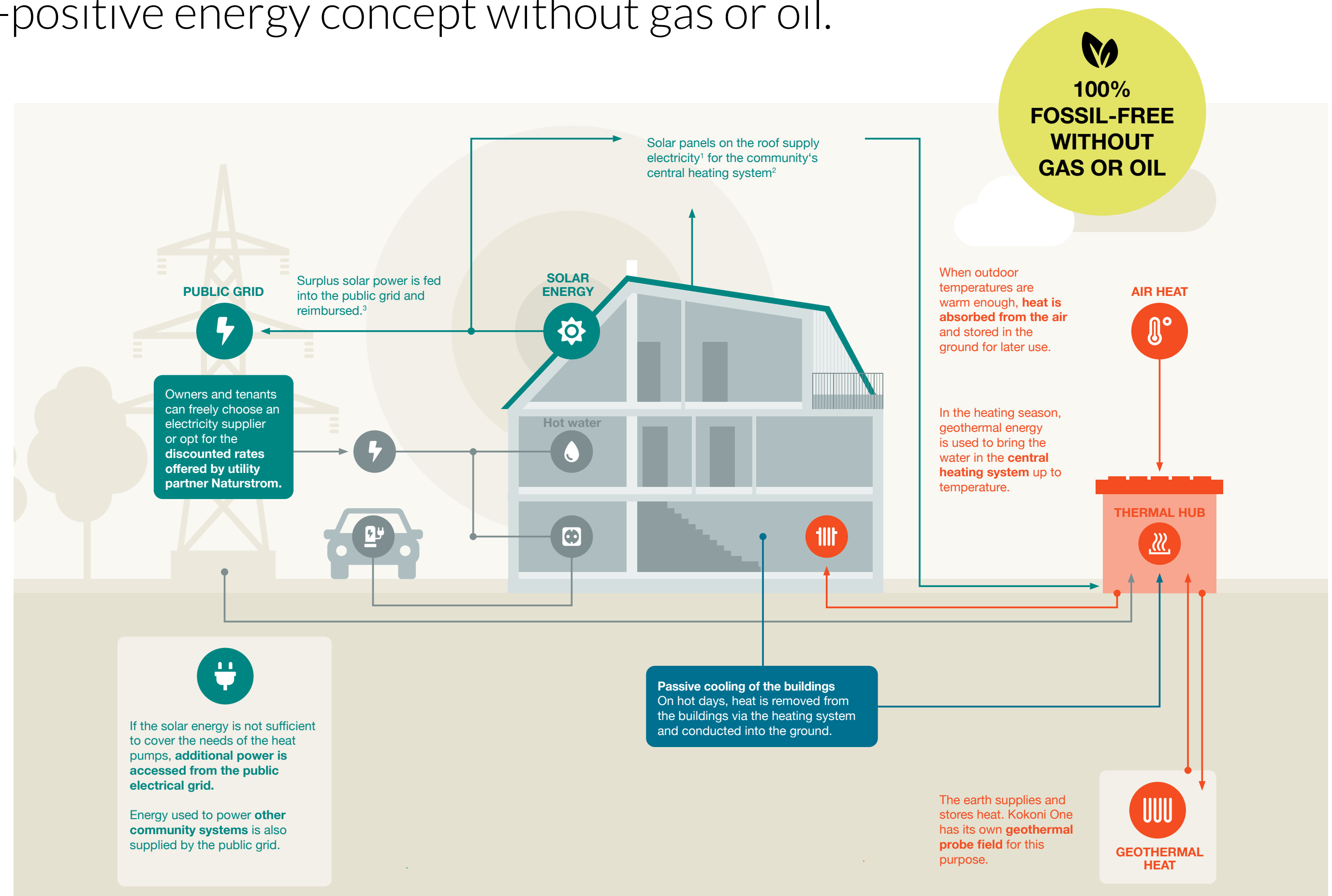
100% carbon-neutral and fossil free

Ready for all future reforms



KOKONI ONE already meets the requirements of green energy reforms currently being discussed by the federal government – a climate-positive energy concept without gas or oil.

- Carbon-neutral energy concept with an integrated solar energy system and eco-sustainable geothermal energy (optional)
- Active house: Joint utility partner Naturstrom buys surplus electricity at a profit to you and offers discounted electricity rates
- Fossil-free energies protect against expensive heating system updates and renovation requirements
- Climate-positive timber construction with natural materials



Please note: This is a simplified, schematic representation. For more detailed information, please contact your KOKONI ONE consultant. 1) The system does not include a storage medium that supplies stored electricity, e.g. at night. Surplus electricity is fed directly into the public grid. 2) The central heating system is powered by the electricity from solar energy panels when the sun is shining. At night or in insufficient light conditions, the electricity for the heating system is supplied from external sources. For this purpose, the owners' association has concluded a contract with the green energy supplier Naturstrom. 3) The decision to implement the solar roof panels as a full-scale communal installation is based on building code requirements and the interests of the homeowner's association. Otherwise, all owners/tenants would automatically be classified as small electricity producers and subject to sales tax regulations. This means they would have to bear the costs of documenting and paying tax on their monthly electricity surplus.

Expected returns and value stability that pay off in the long term



A pioneering residential development concept that, above all, offers sustainable value maximization. Invest in KOKONI ONE.

Sample calculation

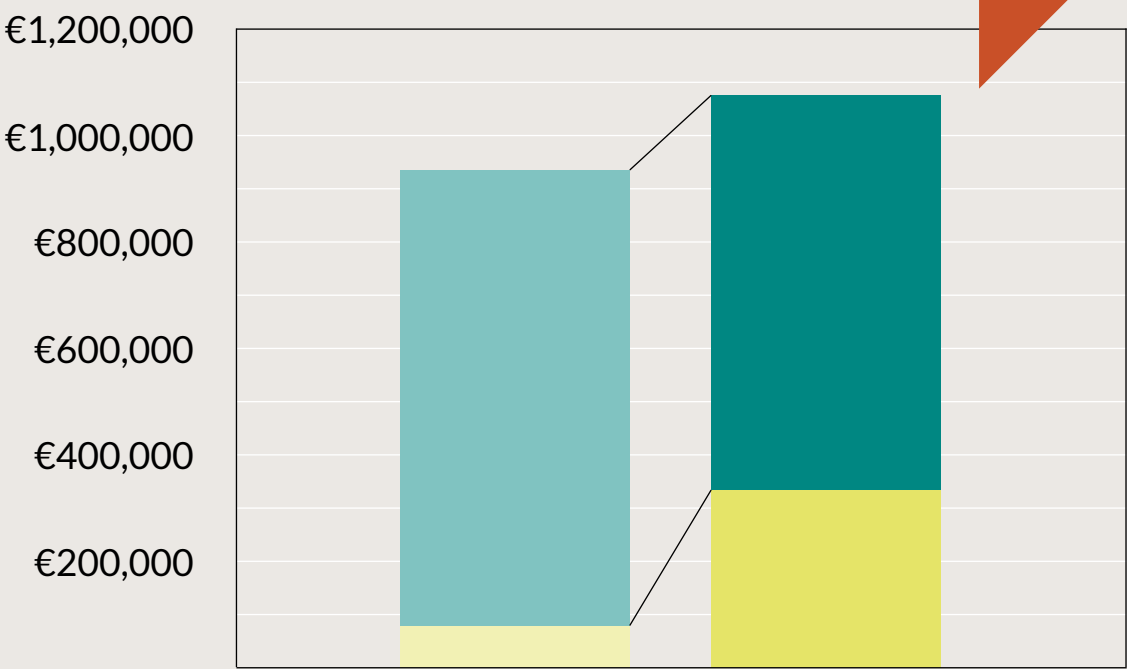
Property details	Unit 6, Type M home	
Area in m² living space	135 m²	
Monthly rent per m² living space	€22/m²	
Annual rent increase as of Jan. 1, 2025	2.50 %	
Purchase price incl. parking space	€6,388/m²	€860,980
Plus incidental acquisition costs, approx.	€66,209	

Initial gross rental return	4.13 %
Total monthly cold rent (initial)	€2,965
Debt service, monthly (grace period)	€3,158
Debt service, monthly (from the 6th year on)	€4,211

Growth

Forecast over 10 years	Purchase as of Dec. 31, 2023	Sale after 10 years
Equity portion to be contributed	€85,000	
Initial loan balance	€842,189	
Total cash flow after 10 years after taxes		€318,991
Residual debt		€770,185

IRR 15.60 %
Internal Rate of Return²⁾



Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Pre-tax cash flow from property	€-85,000	€-3,561	€-2,696	€-1,810	€-901	€30	€-11,648	€-10,669	€-9,665	€-8,636	€304,143	€169,586
Tax savings/tax payments		€8,505	€8,142	€7,770	€7,388	€6,997	€6,485	€5,825	€5,143	€4,439	€3,711	€64,405
Cash flow p.a. after taxes ¹⁾	€-85,000	€4,944	€5,446	€5,960	€6,487	€7,027	€-5,163	€-4,844	€-4,522	€-4,197	€307,854	€233,991

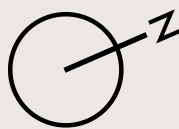
1) In the case of simultaneous (further) taxable income in Germany, with which possible (taxable) losses from renting and leasing can be offset, at the top tax rate of 42%. In the above example, the following assumptions were made: A tax-free sale takes place after 10 years at the purchase factor. Selling costs are not taken into account | an interest rate of 4.50% p.a. and a repayment rate of 1.50% p.a. from year 6 in an annuity loan. | Non-apportionable ongoing management costs of 54€/m² per month as well as annual costs of a special property management of €50/month, which increase annually by 2% inflation rate. | 3.00% depreciation for wear and tear per year for residential purposes on the estimated building share. 2) The Internal Rate of Return (IRR) is the average annual return on an investment.

The expected financial development in this exposé is for illustrative purposes only and does not constitute financial advice. The values provided here are only estimates (financial figures). The key figures are based on current expectations and certain assumptions, many of which are beyond the control of ZIEGERT GmbH. They are subject to a variety of risks, uncertainties and other factors. Future results and developments may be higher or lower than the data shown.

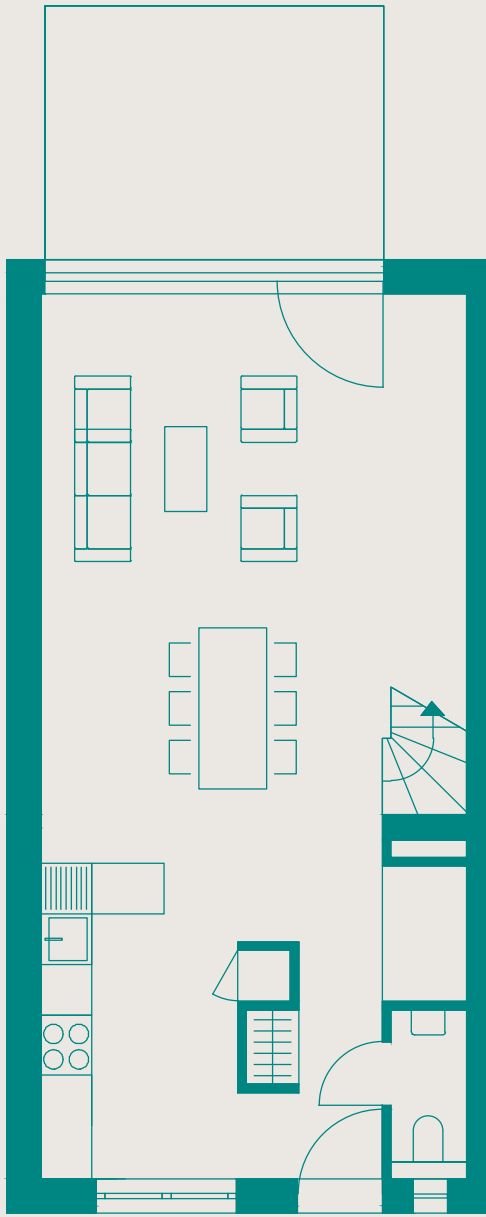
Overview: Type S home



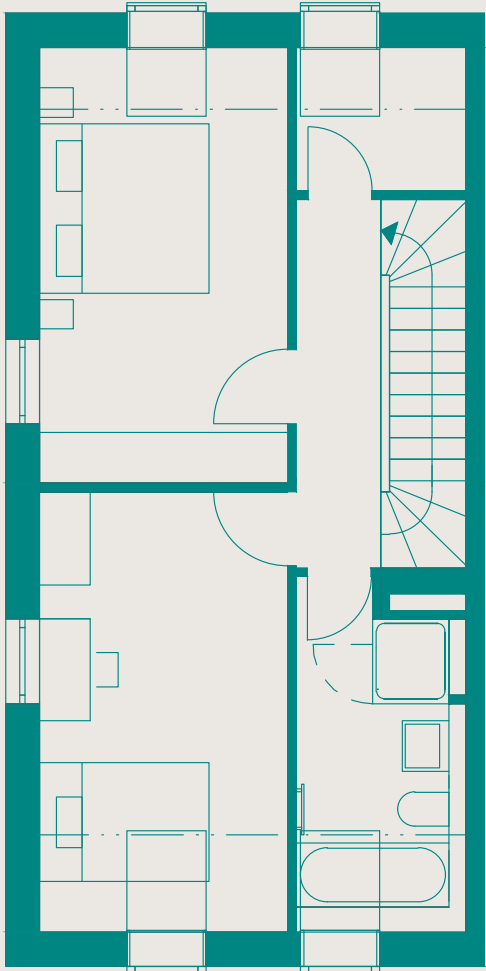
- Type S home available
- Type S home sold



Semi-detached house (e.g. Unit 44) | 3 rooms | 95.3m²



Ground floor **54.16 m²**



Upper level **41.15 m²**

To ensure that the common area of the 2-story home meets your needs, you can choose between a base version and a premium option when designing the floor plan of the spacious living, kitchen and dining area.

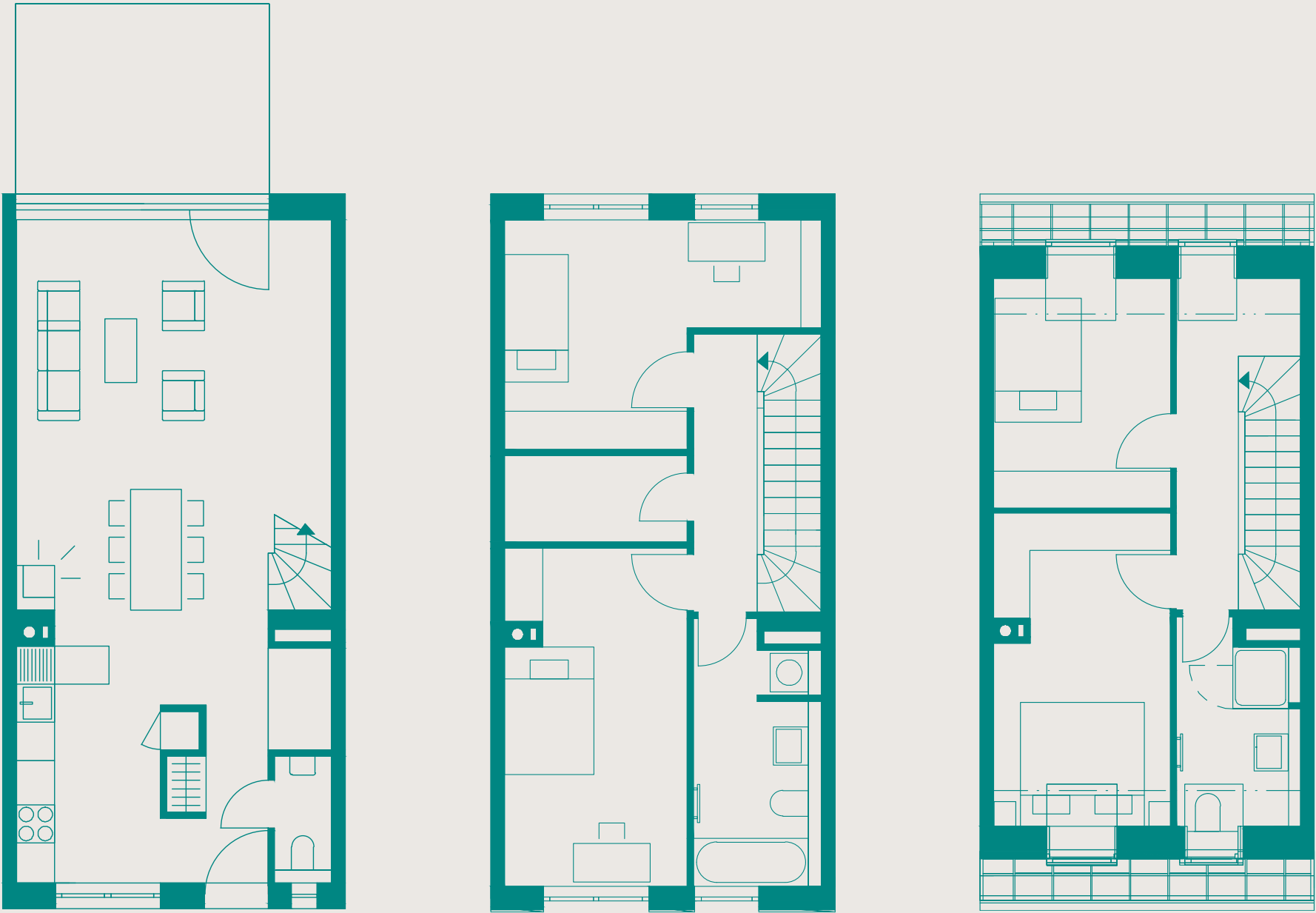
Overview: Type M home



- Type M home available
- Type M home sold
- Type M home from 2024



Townhouse or semi-detached house (e.g. Unit 66) | 4 to 5 rooms | 134.7m² – 136.1m²



Ground floor 53.46 m² 1st upper level 45.14 m² 2nd upper level 36.22 m²*

To ensure that the interior of the 3-story house meets your exact needs, you can choose from various floor plan combinations for each level. In addition to the basic version, you can choose between several premium options.

*floor plan shown with 2nd upper level is a premium option

Overview: Type L home



- Type L home available
- Type L home sold



Semi-detached house (e.g. Unit 38) | 4 to 5 rooms | 156.5m² – 158.1m²



Ground floor **65.64 m²** 1st upper level **54.19 m²** 2nd upper level **37.04 m²***

To ensure that the interior of the 3-story house meets your exact needs, you can choose from the basic floor plan or a premium option for each level.

*floor plan shown with 2nd upper level is a premium option

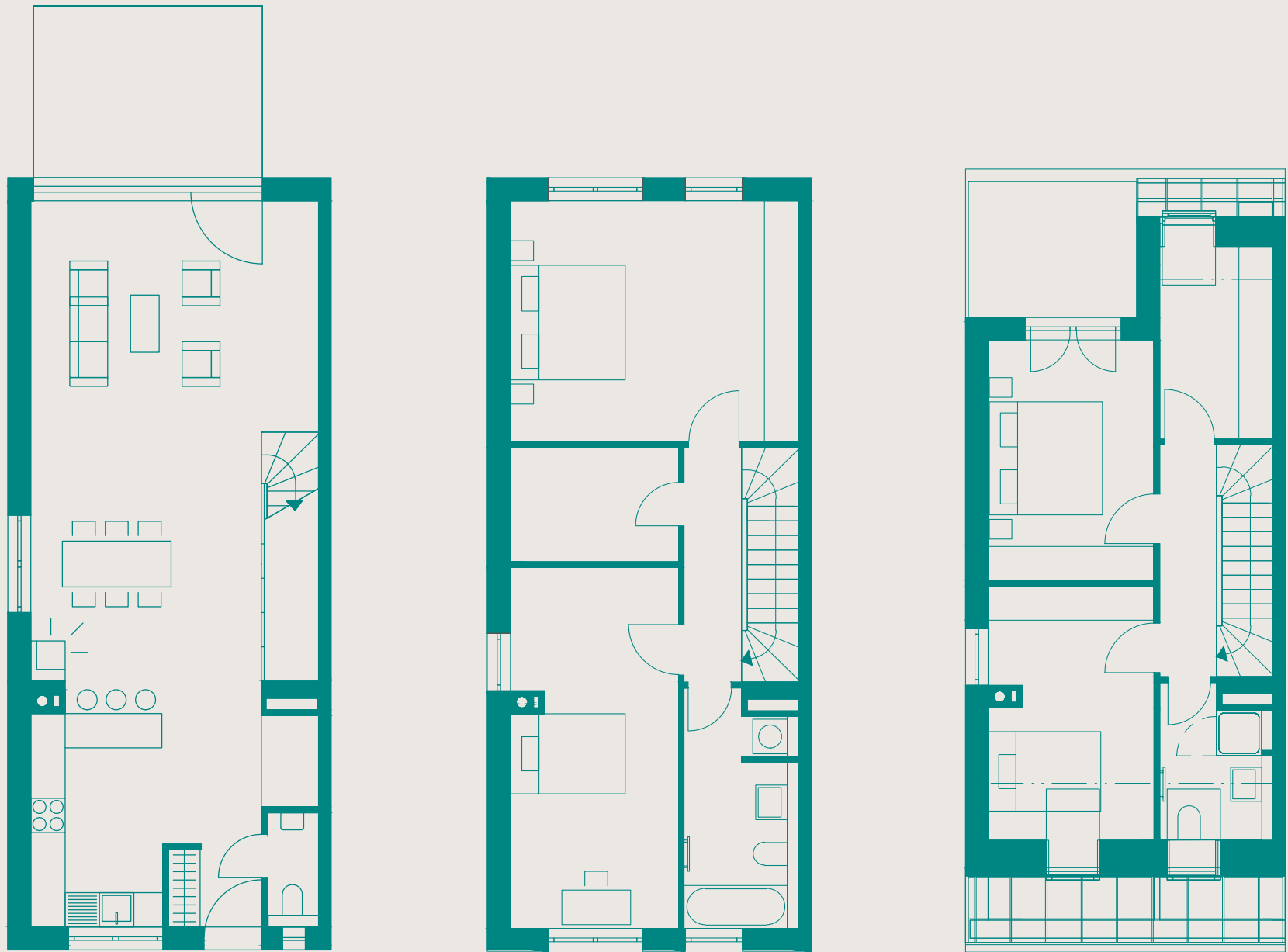
Overview: Type XL home



- Type XL home available
- Type XL home sold
- Type XL home from 2024



Townhouse or semi-detached house (e.g. Unit 82) | 4 to 6 rooms | 166.1m² - 168.4m²



Ground floor **65.64 m²** 1st upper level **57.43 m²** 2nd upper level **43.23 m²***

To ensure that the interior of the 3-story house meets your exact needs, you can choose from various floor plan combinations for each level. In addition to the basic version, you can choose between several premium options.

*floor plan shown with 2nd upper level is a premium option

Sustainable information

Contact us today!
Our team will be happy to help you.



+49 30 220 130-260



kokoni-one@ziegert-company.com



www.everestate.de/projects/kokoni-one

EXCLUSIVE SALES

ZIEGERT GmbH
Zimmerstraße 16
10969 Berlin
Germany
+49 30 220 130-260
berlin@ziegert-company.com
www.ziegert-company.com

Managing director: Kyrill Radev
Commercial register: Amtsgericht Charlottenburg,
HR-Nr. HRB 121713 B, Umsatzsteuer-Identifikationsnummer:
DE266712081

Member of ivd / Immobilienverband Deutschland
Region Berlin-Brandenburg e.V.

Permission according to § 34c Gewerbeordnung: Issued by the
District Office Charlottenburg – Wilmersdorf of Berlin on
January 26, 2010.

PHOTO CREDIT

Photos: Unless otherwise indicated, the copyright is held by
ZIEGERT GmbH. Other images: Icons8

DISCLAIMER

This exposé is an advertising document.

All visualizations (pictorial representations of Kokoni One) are non-binding representations based on the planning status: May 2021. All information contained herein has been compiled to the best of our knowledge and belief by our project developer INCEPT. Nevertheless, the descriptions are simplified, non-binding representations.

Only the detailed information in the extended exposé is authoritative.

All area dimensions shown are approximate. The seller reserves the right to make changes in the building description/construction that do not reduce the value. In the event of changes, an equivalent design or replacement of equal quality will be sought.

This information is subject to change. Our general terms and conditions apply.