

SUMMARY OF AREAS BY MAIN USE CLASSES

Asset: 55246, Mainz, Ludwigsstraße 12
 WE: 551101
 BST: 053



date: 11.04.2006
 produced by: 1000hands AG

ES WURDEN NUR WARENHAUS-RELEVANTE BEREICHE AUFGENOMMEN. PARKFLÄCHEN WURDEN NICHT BERÜCKSICHTIGT.

floor	LETTABLE AREA (GIF) by type of use in m ²						shop window	LETTABLE AREA	NOT LETTABLE AREA	TOTAL AREA
	Retail	Office	Storage	Residential	Others	Sub TOTAL GIF		TOTAL		
GF	--	--	--	--	--	--	--	--	20,77	20,77
2F	--	--	17,07	--	2,93	20,00	--	20,00	22,10	42,10
3F	--	259,77	1.062,23	--	128,92	1.450,92	--	1.450,92	17,58	1.468,50
TOTALS (incl. rented Area)	--	259,77	1.079,30	--	131,85	1.470,92	--	1.470,92	60,45	1.531,37

floor	LETTABLE AREA (GIF) by type of use in m ²						shop window	LETTABLE AREA	NOT LETTABLE AREA	TOTAL AREA
	Retail	Office	Storage	Residential	Others	Sub TOTAL GIF		TOTAL		
GF	--	--	--	--	--	--	--	--	20,77	20,77
2F	--	--	17,07	--	2,93	20,00	--	20,00	22,10	42,10
3F	--	259,77	1.062,23	--	128,92	1.450,92	--	1.450,92	17,58	1.468,50
TOTALS (excl. rented Area)	--	259,77	1.079,30	--	131,85	1.470,92	--	1.470,92	60,45	1.531,37

RENTED AREA	--	--	--	--	--	--	--	--	--	--
--------------------	----	----	----	----	----	----	----	----	----	----

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exterior parking area: 0 m² 0 places
 interior parking area: 0 m² 0 places

as an exception to gif and DIN 277 wall panels were ignored

SUMMARY OF AREAS BY MAIN USE CLASSES ACCORDING TO GIF-MFG

Asset: 55246, Mainz, Ludwigsstraße 12
 WE: 551101
 BST: 053



date: 11.04.2006
 produced by: 1000hands AG

floor	TOTAL AREA (incl. rented Area)	EXCLUSIV LETTABLE AREA (GIF) by type of use in m²					COMMON LETTABLE AREA (GIF) by type of use in m²				LETTABLE AREA (GIF) by type of use in m²					NON LETTABLE AREA (GIF) by type of use in m²						KGF	BGF
		HNF	NNF	FF	VF	TOTAL	HNF	NNF	VF	TOTAL	HNF	NNF	FF	VF	TOTAL	SFF	PP	NNF	VF	FF	TOTAL		
GF	20,77	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	20,77	20,77	6,19	26,96
2F	42,10	17,07	--	--	2,93	20,00	--	--	--	--	17,07	--	--	2,93	20,00	--	--	--	6,65	15,45	22,10	8,51	50,61
3F	1.468,50	1.322,00	4,05	--	124,87	1.450,92	--	--	--	--	1.322,00	4,05	--	124,87	1.450,92	--	--	--	--	17,58	17,58	65,58	1.534,08
TOTALS (incl. rented Area)	1.531,37	1.339,07	4,05	--	127,80	1.470,92	--	--	--	--	1.339,07	4,05	--	127,80	1.470,92	--	--	--	6,65	53,80	60,45	80,28	1.611,65
KGF (incl. rented Area)	80,28																						
BGF (incl. rented Area)	1.611,65																						

floor	TOTAL AREA (excl. rented Area)	EXCLUSIV LETTABLE AREA (GIF) by type of use in m²					COMMON LETTABLE AREA (GIF) by type of use in m²				LETTABLE AREA (GIF) by type of use in m²					NON LETTABLE AREA (GIF) by type of use in m²						KGF	BGF
		HNF	NNF	FF	VF	TOTAL	HNF	NNF	VF	TOTAL	HNF	NNF	FF	VF	TOTAL	SFF	PP	NNF	VF	FF	TOTAL		
GF	20,77	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	20,77	20,77	6,19	26,96
2F	42,10	17,07	--	--	2,93	20,00	--	--	--	--	17,07	--	--	2,93	20,00	--	--	--	6,65	15,45	22,10	8,51	50,61
3F	1.468,50	1.322,00	4,05	--	124,87	1.450,92	--	--	--	--	1.322,00	4,05	--	124,87	1.450,92	--	--	--	--	17,58	17,58	65,58	1.534,08
TOTALS (excl. rented Area)	1.531,37	1.339,07	4,05	--	127,80	1.470,92	--	--	--	--	1.339,07	4,05	--	127,80	1.470,92	--	--	--	6,65	53,80	60,45	80,28	1.611,65
KGF (excl. rented Area)	80,28																						
BGF (excl. rented Area)	1.611,65																						

RENTED AREA	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
KGF (RENTED AREA)	--																						
BGF (RENTED AREA)	--																						

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* gif Gesellschaft für Immobilienwirtschaftliche Forschung e.V.; - Richtlinie zur Berechnung der Mietfläche für gewerblichen Raum (MF-G)
 Legend: HNF = main usable area; NNF = minor usable area; FF = support area; VF = circulation area; KGF = area of load-bearing walls and non accessible vertical penetrations; BGF = building exterior gross area; SFF = shop window area; PP = parking place area
 as an exception to gif and DIN 277 wall panels were ignored

AREAS BY MAIN USE CLASSES ACCORDING TO GIF-MFG

Asset: 55246, Mainz, Ludwigsstraße 12
 WE: 551101
 BST: 053
 Floor: GF



date: 11.04.2006
 produced by: 1000hands AG

ROOM NO.	TYPE OF USE	LEASER	TOTAL AREA	EXCLUSIV LETTABLE AREA (GIF) by type of use in m²					COMMON LETTABLE AREA (GIF) by type of use in m²				LETTABLE AREA (GIF) by type of use in m²					NON LETTABLE AREA (GIF) by type of use in m²					TYPE OF USE								
				HNF	NNF	FF	VF	TOTAL	HNF	NNF	VF	TOTAL	HNF	NNF	FF	VF	TOTAL	SFF	PP	NNF	VF	FF		TOTAL							
XX-00-054	Stromversorgung		20,77	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	20,77	20,77	not lettable
TOTALS			20,77	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	20,77	20,77	
KGF			6,19																												
BGF			26,96																												
TOTAL AREA (excl. Rented Area)			20,77	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	20,77	20,77	
RENTED AREA			--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
TOTAL AREA (incl. rented Area)			20,77	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	20,77	20,77	
KGF (excl. Rented Area)			6,19																												
BGF (excl. Rented Area)			26,96																												

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 Legend: HNF = main usable area; NNF = minor usable area; FF = support area; VF = circulation area; KGF = area of load-bearing walls and non accessible vertical penetrations; BGF = building exterior gross area; SFF = shop window area; PP = parking place ar
 as an exception to gif and DIN 277 wall panels were ignored

AREAS BY MAIN USE CLASSES ACCORDING TO GIF-MFG

Asset: 55246, Mainz, Ludwigsstraße 12
 WE: 551101
 BST: 053
 Floor: 2F



date: 11.04.2006
 produced by: 1000hands AG

ROOM NO.	TYPE OF USE	LEASER	TOTAL AREA	EXCLUSIV LETTABLE AREA (GIF) by type of use in m²					COMMON LETTABLE AREA (GIF) by type of use in m²				LETTABLE AREA (GIF) by type of use in m²					NON LETTABLE AREA (GIF) by type of use in m²					TYPE OF USE
				HNF	NNF	FF	VF	TOTAL	HNF	NNF	VF	TOTAL	HNF	NNF	FF	VF	TOTAL	SFF	PP	NNF	VF	FF	
XX-02-024	Flur		2,93	--	--	--	2,93	2,93	--	--	--	--	--	2,93	2,93	--	--	--	--	--	--	--	Other
XX-02-025	Treppe		6,65	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	6,65	--	--	6,65	not lettable
XX-02-026	Aufzugsanlage		15,45	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	15,45	15,45	not lettable
XX-02-027	Lager		17,07	17,07	--	--	--	17,07	--	--	--	--	--	17,07	--	--	--	--	--	--	--	--	Storage
TOTALS			42,10	17,07	--	--	2,93	20,00	--	--	--	--	17,07	--	--	2,93	20,00	--	--	--	6,65	15,45	22,10
KGF			8,51																				
BGF			50,61																				
TOTAL AREA (excl. Rented Area)			42,10	17,07	--	--	2,93	20,00	--	--	--	--	17,07	--	--	2,93	20,00	--	--	--	6,65	15,45	22,10
RENTED AREA			--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
TOTAL AREA (incl. rented Area)			42,10	17,07	--	--	2,93	20,00	--	--	--	--	17,07	--	--	2,93	20,00	--	--	--	6,65	15,45	22,10
KGF (excl. Rented Area)			8,51																				
BGF (excl. Rented Area)			50,61																				

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Legend: HNF = main usable area; NNF = minor usable area; FF = support area; VF = circulation area; KGF = area of load-bearing walls and non accessible vertical penetrations; BGF = building exterior gross area; SFF = shop window area; PP = parking place ar as an exception to gif and DIN 277 wall panels were ignored

AREAS BY MAIN USE CLASSES ACCORDING TO GIF-MFG

Asset: 55246, Mainz, Ludwigsstraße 12
 WE: 551101
 BST: 053
 Floor: 3F



date: 11.04.2006
 produced by: 1000hands AG

ROOM NO.	TYPE OF USE	LEASER	TOTAL AREA	EXCLUSIV LETTABLE AREA (GIF) by type of use in m²					COMMON LETTABLE AREA (GIF) by type of use in m²				LETTABLE AREA (GIF) by type of use in m²					NON LETTABLE AREA (GIF) by type of use in m²					TYPE OF USE
				HNF	NNF	FF	VF	TOTAL	HNF	NNF	VF	TOTAL	HNF	NNF	FF	VF	TOTAL	SFF	PP	NNF	VF	FF	
XX-03-035	WC		4,05	--	4,05	--	--	4,05	--	--	--	--	--	4,05	--	--	--	--	--	--	--	--	Other
XX-03-036	Büro		34,19	34,19	--	--	--	34,19	--	--	--	--	34,19	--	--	--	--	--	--	--	--	--	Office
XX-03-037	Raumluftechnik		13,81	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	13,81	13,81	not lettable	
XX-03-038	Flur		55,79	--	--	--	55,79	55,79	--	--	--	--	55,79	--	--	--	--	--	--	--	--	Other	
XX-03-039	Büro		26,81	26,81	--	--	--	26,81	--	--	--	--	26,81	--	--	--	--	--	--	--	--	Office	
XX-03-040	Büro		22,24	22,24	--	--	--	22,24	--	--	--	--	22,24	--	--	--	--	--	--	--	--	Office	
XX-03-041	Büro		26,53	26,53	--	--	--	26,53	--	--	--	--	26,53	--	--	--	--	--	--	--	--	Office	
XX-03-042	Büro		29,70	29,70	--	--	--	29,70	--	--	--	--	29,70	--	--	--	--	--	--	--	--	Office	
XX-03-043	Besprechung		26,90	26,90	--	--	--	26,90	--	--	--	--	26,90	--	--	--	--	--	--	--	--	Office	
XX-03-044	Büro		18,14	18,14	--	--	--	18,14	--	--	--	--	18,14	--	--	--	--	--	--	--	--	Office	
XX-03-045	Lager		110,14	110,14	--	--	--	110,14	--	--	--	--	110,14	--	--	--	--	--	--	--	--	Storage	
XX-03-046	Besprechung		46,11	46,11	--	--	--	46,11	--	--	--	--	46,11	--	--	--	--	--	--	--	--	Office	
XX-03-047	Flur		47,86	--	--	--	47,86	47,86	--	--	--	--	47,86	--	--	--	--	--	--	--	--	Other	
XX-03-048	Büro		12,55	12,55	--	--	--	12,55	--	--	--	--	12,55	--	--	--	--	--	--	--	--	Office	
XX-03-049	Büro		16,60	16,60	--	--	--	16,60	--	--	--	--	16,60	--	--	--	--	--	--	--	--	Office	
XX-03-050	Lager		12,11	12,11	--	--	--	12,11	--	--	--	--	12,11	--	--	--	--	--	--	--	--	Storage	
XX-03-051	Flur		1,30	--	--	--	1,30	1,30	--	--	--	--	1,30	--	--	--	--	--	--	--	--	Other	
XX-03-052	Flur		5,74	--	--	--	5,74	5,74	--	--	--	--	5,74	--	--	--	--	--	--	--	--	Other	
XX-03-053	Lager		65,44	65,44	--	--	--	65,44	--	--	--	--	65,44	--	--	--	--	--	--	--	--	Storage	
XX-03-054	Flur		10,10	--	--	--	10,10	10,10	--	--	--	--	10,10	--	--	--	--	--	--	--	--	Other	
XX-03-055	Raumluftechnik		3,77	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	3,77	3,77	not lettable		
XX-03-056	Lager		874,54	874,54	--	--	--	874,54	--	--	--	--	874,54	--	--	--	--	--	--	--	--	Storage	
XX-03-067	Flur		4,08	--	--	--	4,08	4,08	--	--	--	--	4,08	--	--	--	--	--	--	--	--	Other	
TOTALS			1.468,50	1.322,00	4,05	--	124,87	1.450,92	--	--	--	--	1.322,00	4,05	--	124,87	1.450,92	--	--	--	--	17,58	17,58
KGF			65,58																				
BGF			1.534,08																				

TOTAL AREA (excl. Rented Area)	1.468,50	1.322,00	4,05	--	124,87	1.450,92	--	--	--	1.322,00	4,05	--	124,87	1.450,92	--	--	--	--	--	17,58	17,58	
RENTED AREA	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
TOTAL AREA (incl. rented Area)	1.468,50	1.322,00	4,05	--	124,87	1.450,92	--	--	--	1.322,00	4,05	--	124,87	1.450,92	--	--	--	--	--	17,58	17,58	
KGF (excl. Rented Area)	65,58																					
BGF (excl. Rented Area)	1.534,08																					

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 Legend: HNF = main usable area; NNF = minor usable area; FF = support area; VF = circulation area; KGF = area of load-bearing walls and non accessible vertical penetrations; BGF = building exterior gross area; SFF = shop window area; PP = parking place ar as an exception to gif and DIN 277 wall panels were ignored

SUMMARY OF AREAS BY MAIN USE CLASSES ACCORDING TO DIN277



Asset: 55246, Mainz, Ludwigsstraße 12
 WE: 551101
 BST: 053

date: 11.04.2006
 produced by: 1000hands AG

FLOOR	TOTAL AREA	INTERIOR NET AREA ACCORDING TO DIN277 in m ²									KGF	BGF	
		HNF1	HNF2	HNF3	HNF4	HNF5	HNF6	NNF7	FF8	VF9			
GF	20,77	--	--	--	--	--	--	--	--	20,77	--	6,19	26,96
2F	42,10	--	--	--	17,07	--	--	--	--	15,45	9,58	8,51	50,61
3F	1.459,46	--	253,64	--	1.061,96	--	--	3,81	17,58	122,47		74,62	1.534,08
TOTALS	1.522,33	--	253,64	--	1.079,03	--	--	3,81	53,80	132,05		89,32	1.611,65

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Legend: HNF = main usable area; NNF = minor usable area; FF = support area; VF = circulation area;
 KGF = area of load-bearing walls and non accessible vertical penetrations; BGF = building exterior gross area
 as an exception to gif and DIN 277 wall panels were ignored

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Asset: 55246, Mainz, Ludwigsstraße 12
 WE: 551101
 BST: 053
 Floor: GF



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ROOM NO.	TYPE OF USE	TOTAL AREA	INTERIOR NET AREA ACCORDING TO DIN277 in m ²									
			HNF1	HNF2	HNF3	HNF4	HNF5	HNF6	NNF7	FF8	VF9	
XX-00-054	Stromversorgung	20,77	--	--	--	--	--	--	--	--	20,77	--
TOTALS		20,77	--	--	--	--	--	--	--	--	20,77	--
KGF		6,19										
BGF		26,96										

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Legend: HNF = main usable area; NNF = minor usable area; FF = support area; VF = circulation area;
 KGF = area of load-bearing walls and non accessible vertical penetrations; BGF = building exterior gross area
 as an exception to gif and DIN 277 wall panels were ignored

AREAS BY MAIN USE CLASSES ACCORDING TO DIN277

Asset: 55246, Mainz, Ludwigsstraße 12
 WE: 551101
 BST: 053
 Floor: 2F



date: 11.04.2006
 produced by: 1000hands AG

ROOM NO.	TYPE OF USE	TOTAL AREA	INTERIOR NET AREA ACCORDING TO DIN277 in m ²									
			HNF1	HNF2	HNF3	HNF4	HNF5	HNF6	NNF7	FF8	VF9	
XX-02-024	Flur	2,93	--	--	--	--	--	--	--	--	--	2,93
XX-02-025	Treppe	6,65	--	--	--	--	--	--	--	--	--	6,65
XX-02-026	Aufzugsanlage	15,45	--	--	--	--	--	--	--	--	15,45	--
XX-02-027	Lager	17,07	--	--	--	17,07	--	--	--	--	--	--
TOTALS		42,10	--	--	--	17,07	--	--	--	--	15,45	9,58
		KGF										8,51
		BGF										50,61

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 KGF = area of load-bearing walls and non accessible vertical penetrations; BGF = building exterior gross area
 as an exception to gif and DIN 277 wall panels were ignored

AREAS BY MAIN USE CLASSES ACCORDING TO DIN277

Asset: 55246, Mainz, Ludwigsstraße 12
 WE: 551101
 BST: 053
 Floor: 3F



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ROOM NO.	TYPE OF USE	TOTAL AREA	INTERIOR NET AREA ACCORDING TO DIN277 in m ²									
			HNF1	HNF2	HNF3	HNF4	HNF5	HNF6	NNF7	FF8	VF9	
XX-03-035	WC	3,81	--	--	--	--	--	--	--	3,81	--	--
XX-03-036	Büro	33,60	--	33,60	--	--	--	--	--	--	--	--
XX-03-037	Raumlufttechnik	13,81	--	--	--	--	--	--	--	--	13,81	--
XX-03-038	Flur	54,56	--	--	--	--	--	--	--	--	--	54,56
XX-03-039	Büro	26,21	--	26,21	--	--	--	--	--	--	--	--
XX-03-040	Büro	21,68	--	21,68	--	--	--	--	--	--	--	--
XX-03-041	Büro	26,32	--	26,32	--	--	--	--	--	--	--	--
XX-03-042	Büro	29,38	--	29,38	--	--	--	--	--	--	--	--
XX-03-043	Besprechung	26,21	--	26,21	--	--	--	--	--	--	--	--
XX-03-044	Büro	17,27	--	17,27	--	--	--	--	--	--	--	--
XX-03-045	Lager	110,14	--	--	--	110,14	--	--	--	--	--	--
XX-03-046	Besprechung	45,13	--	45,13	--	--	--	--	--	--	--	--
XX-03-047	Flur	46,74	--	--	--	--	--	--	--	--	--	46,74
XX-03-048	Büro	11,90	--	11,90	--	--	--	--	--	--	--	--
XX-03-049	Büro	15,94	--	15,94	--	--	--	--	--	--	--	--
XX-03-050	Lager	11,84	--	--	--	11,84	--	--	--	--	--	--
XX-03-051	Flur	1,25	--	--	--	--	--	--	--	--	--	1,25
XX-03-052	Flur	5,74	--	--	--	--	--	--	--	--	--	5,74
XX-03-053	Lager	65,44	--	--	--	65,44	--	--	--	--	--	--
XX-03-054	Flur	10,10	--	--	--	--	--	--	--	--	--	10,10
XX-03-055	Raumlufttechnik	3,77	--	--	--	--	--	--	--	--	3,77	--
XX-03-056	Lager	874,54	--	--	--	874,54	--	--	--	--	--	--
XX-03-067	Flur	4,08	--	--	--	--	--	--	--	--	--	4,08
TOTALS		1.459,46	--	253,64	--	1.061,96	--	--	--	3,81	17,58	122,47
KGF		74,62										
BGF		1.534,08										

1000hands AG
 Joachimstaler Str. 12, 10719 Berlin

Legend: HNF = main usable area; NNF = minor usable area; FF = support area; VF = circulation area;
 KGF = area of load-bearing walls and non accessible vertical penetrations; BGF = building exterior gross area

AREAS BY MAIN USE CLASSES ACCORDING TO DIN277

Asset: 55246, Mainz, Ludwigsstraße 12
 WE: 551101
 BST: 053
 Floor: 3F



date: 11.04.2006
 produced by: 1000hands AG

ROOM NO.	TYPE OF USE	TOTAL AREA	INTERIOR NET AREA ACCORDING TO DIN277 in m ²						
			HNF1	HNF2	HNF3	HNF4	HNF5	HNF6	NNF7

as an exception to gif and DIN 277 wall panels were ignored