

This document is a marketing communication.



## Good opportunities for real estate investments in 2025

Now that purchase prices and rental yields are likely to have passed their low point, the current combination of declining interest rates and sustained demand provides the opportunity for attractive entry conditions.

The stable market conditions, coupled with sustained demand and many attractive segments, could mark the year 2025 as the perfect time to invest in European real estate.

### Office properties

The demand for office space is noticeably increasing, supported by innovative workplace models and a gradual return to the office. High-quality, modern office properties are the focus. With declining new construction activity there are signs of a shortage of prime buildings. This could be one of the best prerequisites for a solid

rent growth of 2 to 3 percent p.a. within the next five years.

### Residential buildings

The residential real estate market remains characterized by a strong imbalance between supply and demand. In cities with high demand, this ensures ongoing price increases. High financing costs make residential renting more attractive for many people, which adds further stimulus to the market. Forecasts for prime rents indicate an annual increase from 3 to 4 percent per year.

### Warehouse and logistics properties

Despite a slight increase in vacancy rates, the demand for logistics properties remains strong. With a rather low vacancy rate across Europe, this segment continues to feature potential.

### Real estate from the retail sector

Rising consumer spending and falling Inflation rates are driving demand for high-quality retail space. A stabilization of vacancy rates and positive rental price trends point to a long-term growth of 1 to 2 percent per year.

## Investment policy

Investments in real estate – predominantly in Germany. The properties are selected based on continuous profitability as well as on diversification by location, size, use and tenant.

## Awards

June 2024: Ratings published by Scope for asset management companies and for open-ended real estate funds. Source: [scopeanalysis.com](https://scopeanalysis.com)



Asset Management Rating: "Very good quality"

The asset management rating AA+<sub>AMR</sub> for DWS corresponds to the assessment of "very good quality and competence in management of real estate investments". Scope refers, among other aspects, to the pronounced local presence of the German real estate fund business of the DWS as part of the DWS Group's global platform, which features extremely high standards for operative processes and excellent research as well as a clearly defined ESG strategy.



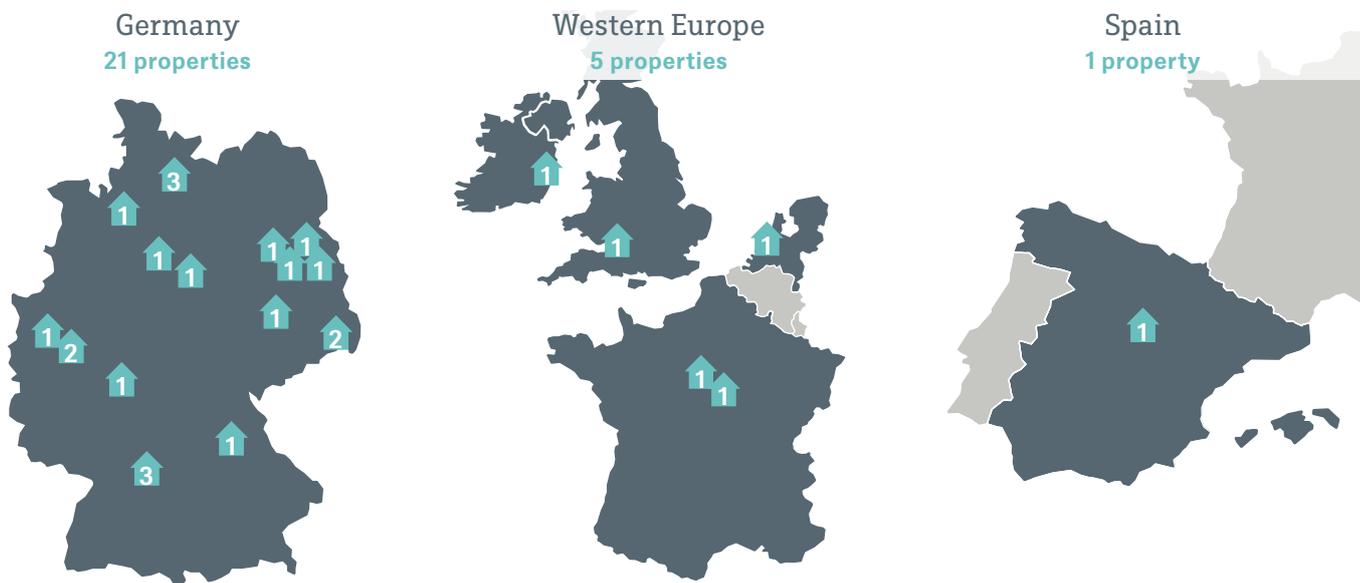
grundbesitz Fokus Deutschland rated bbb<sub>AIF</sub>

The lower rating compared to the previous year is primarily justified with the lower performance in the 2023 evaluation period. Among other things, the high proportion of modern and fungible properties, the sectoral diversification of the real estate portfolio, the above average occupancy rate and the acquisitions under ESG considerations in recent years received a positive assessment.

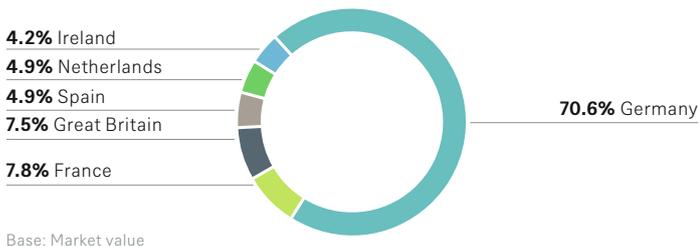
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### grundbesitz Fokus Deutschland

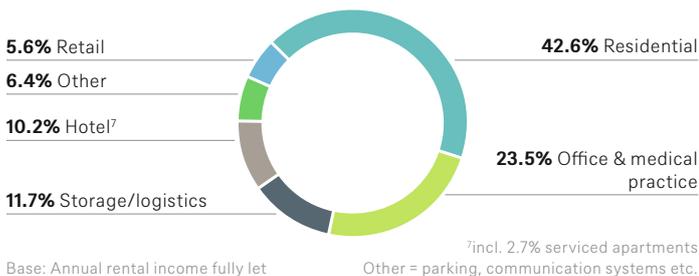
Locations of fund properties (number of properties per city)



#### Geographical distribution of the 27 fund properties



#### Type of use of fund properties



#### Fund key data (in million EUR)

Net asset value	804.5
Real estate assets (directly held)	620.3
Holdings in real estate company	167.5
Liquid assets <sup>1</sup>	76.1
Loans (directly held)	-231.9
Other assets <sup>2</sup>	172.4
Liquidity <sup>3</sup>	9.5%
Leverage <sup>4</sup>	29.9%
Occupancy rate <sup>5</sup>	94.2%
Investments in foreign currencies <sup>6</sup>	7.5%

<sup>1</sup> Incl. 5% legal minimum liquidity reserve of EUR 40 million (relative to fund volume)  
<sup>2</sup> Balance of other assets (e.g. receivables from real estate companies and receivables from real estate management, interest receivables) and other liabilities (e.g. loans, liabilities from property management as well as liabilities from real estate acquisitions and construction projects)  
<sup>3</sup> Base: Fund volume  
<sup>4</sup> Base: Market value  
<sup>5</sup> Leases in relation to annual rental income fully let  
<sup>6</sup> Made with currency exchange rate transactions

#### Sales and acquisitions in the business year 2024/2025 (01.04.2024–31.03.2025)

##### Acquisitions

Country	Number (acquisition/properties)	Directly held or equity hold in real estate comp.	Purchase price in million EUR <sup>7</sup>	Incidental acquisition costs in million EUR <sup>8</sup>	Investment volume in million EUR	Share of portfolio in %
Total acquisitions						

##### Sales

Country	Number	Sales price in million EUR	Incidental costs and fees in million EUR	Proceeds in million EUR	Profit in million EUR	Last market value acc. to appraisal in million EUR
Germany	5	92.3	2.7	1.0	-1.8	91.3
Total sales	5	92.3	2.7	1.0	-1.8	91.3

<sup>7</sup> According to purchase contract, excluding any charges and rebates on transfer of ownership, benefit, burden

<sup>8</sup> Incl. fund fees and all other associated purchase costs

Errors and omissions excepted. Please regard the additional information and "Important information" on last page.

**grundbesitz Fokus Deutschland**  
RC unit class

**Prices RC unit class**

Issue price	54.15 EUR
Repurchase price	51.57 EUR
Net asset value	51.57 EUR
Number of units	13,428,662

(as of December 31, 2024)

**Fund key data RC unit class** (in million EUR)

	Total	RC unit class
Net asset value	804.5	692.6
Real estate assets (directly held)	620.3	534.0
Holdings in real estate company	167.5	144.2
Liquid assets <sup>1</sup>	76.1	65.5
Loans (directly held)	-231.9	-199.6
Other assets <sup>2</sup>	172.4	148.5

<sup>1</sup> Incl. 5% legal minimum liquidity reserve (relative to fund volume)

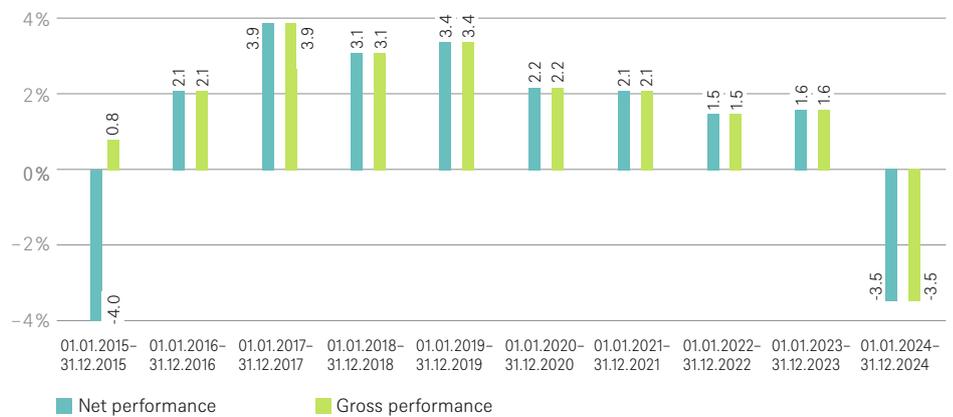
<sup>2</sup> Balance from other assets and other liabilities

**Performance RC unit class**

**Cumulative gross performance\***

	Ø p.a.	
1 year	-3.5%	
3 years	-0.5%	-0.2%
5 years	3.8%	0.8%
Since inception of RC unit class (03.11.2014)	18.4%	1.7%

**Yearly performance in %\***



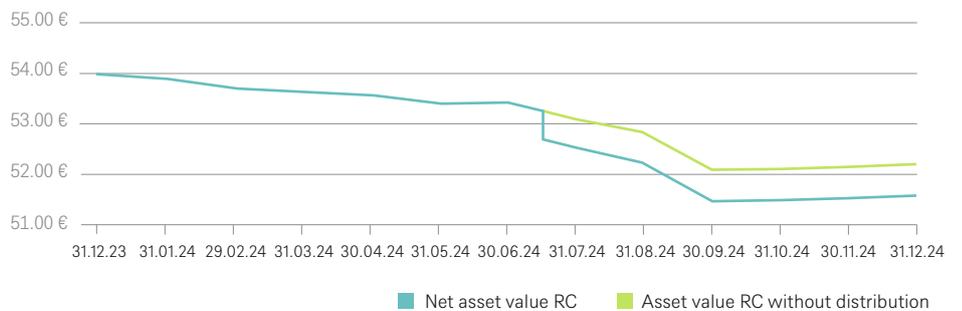
\*Explanation see last page

**General fund data**

**RC unit class**

Management company	DWS Grundbesitz GmbH
Fund name	grundbesitz Fokus Deutschland
ISIN	DE0009807081
SIN	980708
Fund type	Open-ended real estate fund
Issue date	November 3, 2014
Business year	April 1 – March 31
Fund currency	EUR
Issue surcharge	5.0%
Admin. of yield	Distribution
Distribution	Annually
Management fee	1.0% p.a. pro rata based on net asset value
Total expense ratio	1.11% (as of March 31, 2024)

**Performance net asset value per unit for RC unit class (repurchase price)**



**Yield RC unit class**

**Business year 2023/2024 (01.04.2023 – 31.03.2024)**

Real estate yield <sup>3</sup> (before deduction of fund costs)**	0,8%
Liquidity yield <sup>4</sup> (before deduction of fund costs)**	3,1%
Fund yield* (BVI Method)	0,4%

\*/\*\* Explanation see last page

<sup>3</sup> In relation to average real estate assets of the direct investments and special purpose vehicles following deduction of borrowed funds.

<sup>4</sup> In relation to average liquid assets.

**Distribution overview (RC unit class)**

Distribution date as of	17.07.2024	19.07.2023	20.07.2022
Amount per unit certificate (EUR)	0.55	0.70	0.60
Tax on earnings – per unit certificate, held as:			
Private asset – taxable (EUR)	0.22	0.28	0.24
Commercial asset – income taxable (EUR)	0.22	0.28	0.24
Commercial asset – corporation taxable (EUR)	0.22	0.28	0.24
Partial exemption quota effective from January 1, 2018	60.0%	60.0%	60.0%

The statements on tax regulations apply only to investors who are fully liable for tax in Germany.

Errors and omissions excepted. Please regard the additional information and "Important information" on last page.

**grundbesitz Fokus Deutschland**  
**IC unit class**

**Prices IC unit class**

Issue price	54.61 EUR
Repurchase price	52.01 EUR
Net asset value	52.01 EUR
Number of units	2,151,347

(as of December 31, 2024)

**Fund key data IC unit class** (in million EUR)

	Total	IC unit class
Net asset value	804.5	111.9
Real estate assets (directly held)	620.3	86.3
Holdings in real estate company	167.5	23.3
Liquid assets <sup>1</sup>	76.1	10.6
Loans (directly held)	-231.9	-32.3
Other assets <sup>2</sup>	172.4	23.9

<sup>1</sup> Incl. 5% legal minimum liquidity reserve (relative to fund volume)

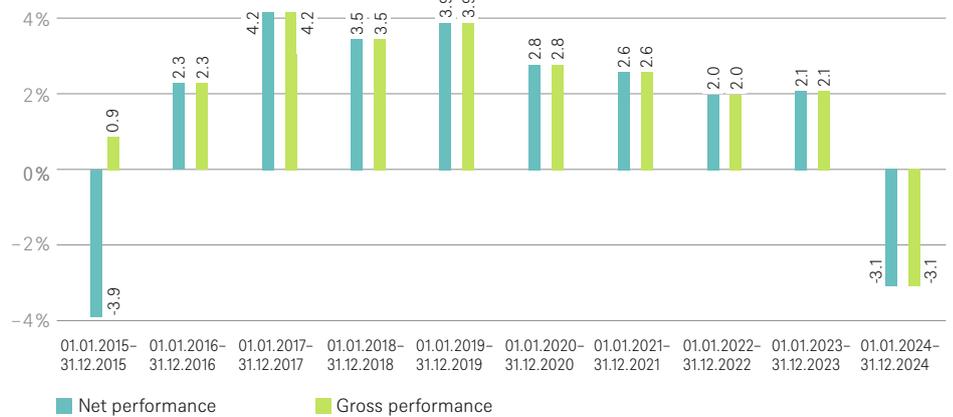
<sup>2</sup> Balance from other assets and other liabilities

**Performance IC unit class**

**Cumulative gross performance\***

	Ø p.a.	
1 year	-3.1%	
3 years	0.9%	0.3%
5 years	6.4%	1.2%
Since inception of IC unit class (03.11.2014)	23.1%	2.1%

**Yearly performance in %\***



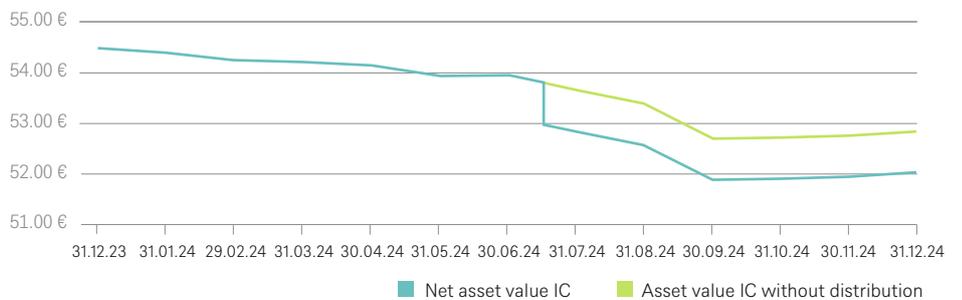
\*Explanation see last page

**General fund data**

**IC unit class**

Management company	DWS Grundbesitz GmbH
Fund name	grundbesitz Fokus Deutschland
ISIN	DE0009807099
SIN	980709
Fund type	Open-ended real estate fund
Issue date	November 3, 2014
Business year	April 1 – March 31
Fund currency	EUR
Issue surcharge	5.0%
Minimum investment amount as an initial investment	EUR 400,000
Admin. of yield	Distribution
Distribution	Annually
Management fee	0.55% p.a. pro rata based on real estate assets 0.05% p.a. pro rata based on liquid assets
Total expense ratio	0.67% (as of March 31, 2024)

**Performance net asset value per unit for IC unit class (repurchase price)**



**Yield IC unit class**

**Business year 2023/2024**  
**(01.04.2023 – 31.03.2024)**

Real estate yield <sup>3</sup> (before deduction of fund costs)**	0.8%
Real estate yield following deduction of fund costs <sup>3</sup>	0.0%
Liquidity yield <sup>4</sup> (before deduction of fund costs)**	3.1%
Liquidity yield following deduction of fund costs <sup>4</sup>	3.1%
Fund yield* (BVI method)	0.8%

\*/\*\* Explanation see last page

<sup>3</sup> In relation to average real estate assets of the direct investments and special purpose vehicles following deduction of borrowed funds

<sup>4</sup> In relation to average liquid assets

**Distribution overview (IC unit class)**

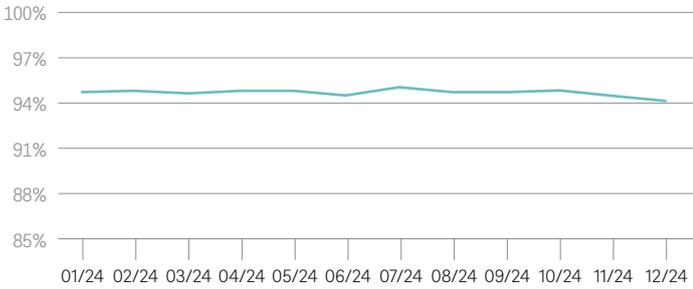
Distribution date as of	17.07.2024	19.07.2023	20.07.2022
Amount per unit certificate (EUR)	0.80	0.90	0.80
Tax on earnings – per unit certificate, held as:			
Private asset – taxable (EUR)	0.32	0.36	0.32
Commercial asset – income taxable (EUR)	0.32	0.36	0.32
Commercial asset – corporation taxable (EUR)	0.32	0.36	0.32
Partial exemption quota effective from January 1, 2018	60.0%	60.0%	60.0%

The statements on tax regulations apply only to investors who are fully liable for tax in Germany

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**grundbesitz Fokus Deutschland**  
Information on real estate portfolio

**Occupancy rate** (as measured by annual rental income fully let)

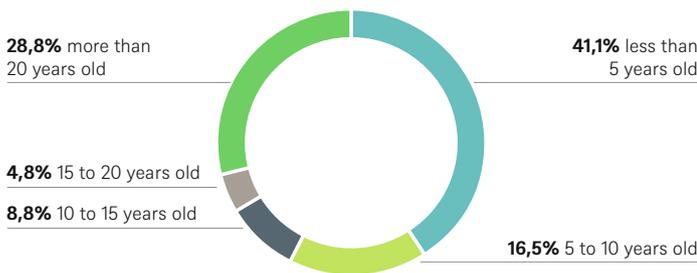


Occupancy rate in December 2024 **94.2%**  
Annual rental income of the fund (contractual rent) **EUR 42.0 million**

**Top 10 properties** (measured at market value)

Properties	Percentage
Hamburg, Amandus-Stubbe-Straße 10 (DE)	8.1%
Bristol, 21 St. Thomas St. (GB)	7.5%
Hanover, Vahrenwalder Str. (DE)	6.6%
Paris, 32-34 Boulevard Charles de Gaulle (FR)	5.5%
Schönefeld, RathausVillen (DE)	5.3%
Madrid, Avenida de la Gran Via del Sureste (ES)	4.9%
Rijswijk (NL)	4.9%
Stuttgart, Bülow Tower (DE)	4.9%
Berlin, Spreeliebe (DE)	4.7%
Nuremberg, City Park Center (DE)	4.4%
<b>Total</b>	<b>56.9%</b>

**Commercial age structure of fund properties**



Base: Market value



Cedarview, Santry, Ireland, residential building

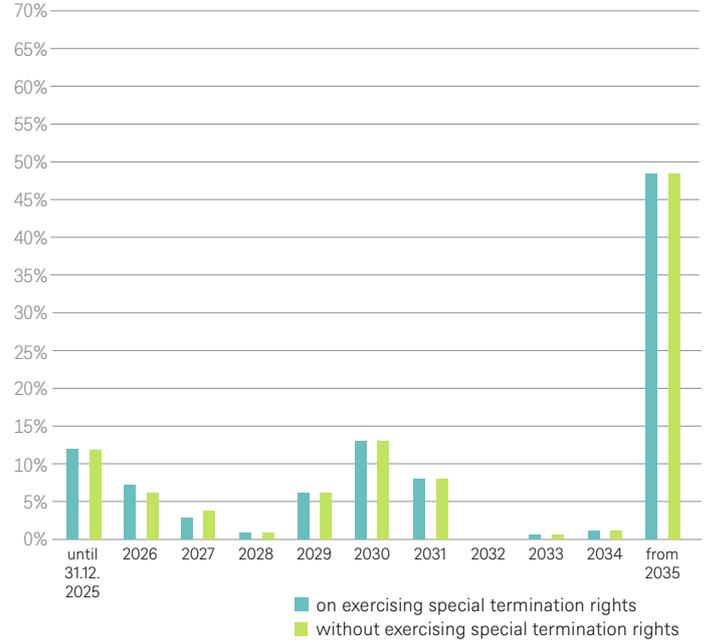


Dock 47, Hamburg, Germany, office building



Köln, Germany, storage/logistics building

**Expiring tenancy agreements** (as measured by contractual rent of the fund in %)



For lease contracts with extraordinary termination rights, the earliest possible termination of the lease agreement is assumed.

**Top 5 tenancy structure** (Base: current rental income)

Sectors	Percentage
Residential	33.3%
Authorities/Associations/Educational Institution	15.1%
Hotel/Gastronomy	13.0%
Logistics	12.5%
Technology and software	5.6%
<b>Total</b>	<b>79.6%</b>

Errors and omissions excepted. Please regard the additional information and "Important information" on last page.

## grundbesitz Fokus Deutschland

### Key data of fund properties

#### Additional information on fund properties

Address	Type of use	Lettable area in sqm	Current appraiser-assessed market value in TEUR
<b>I. Directly held properties in Germany</b>			<b>581,010</b>
70191 Stuttgart, Heilbronner Straße 190, "Bülow Tower"	Office building	13,853	45,150
20359 Hamburg, Pinnasberg 47, "Dock 47"	Office building	4,060	19,800
90443 Nuremberg, Zeltnerstraße 19, Sandstraße 20a, 24a "City Park Center"	Office and commercial building	19,817	41,250
01307 Dresden, Pfortenhauerstraße 41	Residential and commercial build.	4,182	15,050
70565 Stuttgart, Breitwiesenstraße 19, "B19"	Office building	10,837	30,100
14532 Kleinmachnow, Herrmann-von-Helmholtz-Straße 3-7	Storage/logistics building	8,139	18,250
51149 Cologne, Josef-Linden-Weg 8	Storage/logistics building	6,815	19,160
40476 Düsseldorf, Münsterstraße 96, 100, 102, Glockenstraße 31, 35, "Münster Center"	Office, commercial and residential building	11,849	29,600
14469 Potsdam, Jägerallee 20	Hotel	17,208	37,650
22047 Hamburg, Fehmarnstraße 8-10, 14-26	Residential building	6,141	30,400
60134 Frankfurt/Main, Uhlandstraße 2	Office building	6,756	38,650
04317 Leipzig, Täubchenweg 53	Residential building	1,002	4,800
69126 Heidelberg, Heinrich-Fuchs-Straße 100	Residential building	3,842	22,350
12529 Schönefeld, Rathausgasse 2, 4, 6, 8, "RathausVillen"	Residential building	11,808	49,750
30165 Hanover, Vahrenwalder Straße 11	Office, commercial and hotel building	13,252	61,100
50823 Cologne, Overbeckstraße 2-4, Liebigstraße 1	Residential and commercial build.	3,175	24,350
01139 Dresden, Roßmäßlerstraße 4-6, Rietzstraße 38	Residential building	3,945	13,650
38124 Brunswick, Zuckerbergweg 50-53	Residential building	4,246	21,150
28217 Bremen, Konsul-Smidt-Straße 54	Residential and commercial build.	3,335	15,500
10317 Berlin-Lichtenberg, Hauptstraße 2, 3, "Spreeliebe"	Residential and commercial build.	8,678	43,300
<b>II. Directly held properties in Eurozone countries</b>			<b>39,300</b>
Ireland			
Northwood, Santry Demesne, Dublin 9, "Cedarview"	Residential buildings	10,113	39,300
<b>III. Properties held through real estate companies in Germany</b>			<b>75,670</b>
Holding: 45% shares in Grundbesitz Spectrum GmbH & Co. KG Property: 22113 Hamburg, Amandus-Stubbe-Straße 10, "Spectrum"	Storage/logistics building	95,993	75,670
<b>IV. Properties held through real estate companies in Eurozone countries</b>			<b>164,503</b>
Holding: 100% shares in Maestro Residential Coöperatief U.A., Netherlands Property: 2287 Rijswijk, Clavecimbellaan 193-513	Residential building	17,220	45,850
Holding: 100% Gesellschaftsanteile an GFD Spain HoldCo, S.L., 100% shares in Vallecas PropCo, S.L., Spain Property: 28051 Madrid, Avenida de la Gran Via del Sureste, Calle Eduardo Chillida	Wohngebäude	16,407	46,000
Holding: 100% shares in gFD France SAS, France Property: 92700 Colombes, 32-34 Boulevard Charles de Gaulle	Residential building	under constr.	51,388
Property: 93150 Le Blanc-Mesnil, 102 Avenue Aristide Briand	Residential building	under constr.	21,265
<b>V. Properties held through real estate companies in countries with other currencies</b>			<b>70,002</b>
Holding: 100% shares in Thomas Street PBSA Limited, Great Britain Property: Bristol, 21 St Thomas St.	Residential building	7,122	70,002
<b>I. + II.</b>	<b>Market value of directly held properties</b>		<b>620,310</b>
<b>III. + IV. + V.</b>	<b>Market value of properties held by holding companies</b>		<b>310,175</b>
<b>Total:</b>	<b>Market value of all properties</b>		<b>930,485</b>

Exchange rate (foreign currency / EUR) 31.12.2024

Country	Exchange rate	Currency
Great Britain	0.83140	GBP

### Risks

- Fund unit price risk: The fund unit value can fall below the purchase price at which the customer purchased the unit at any time.
- Suspension of redemption of fund units: The company may temporarily suspend the redemption of fund units, if there are exceptional circumstances that make a suspension necessary considering the interests of investors. A temporary suspension of redemption can lead to a permanent suspension of redemption, which will ultimately typically lead to the liquidation of the special assets.
- Real estate risks: The rental income of the fund may decrease because of vacancies or insolvent tenants. Property locations can become less attractive for tenants, so that only lower rents can be achieved there. The value of real estate may decrease due to lower rental income or market changes. The maintenance of the properties can be more expensive than planned. Possible changes in tax law can affect the revenues from a property.
- Risks arising from investments in real estate companies: If the fund acquires real estate indirectly through a company structure, risks may arise from changes in corporate and tax law in addition to the real estate risks.
- Risks from leveraged real estate: If the fund's real estate is financed by debt, value decreases have a greater impact on the price of the fund units (so-called leverage effect).
- Risks from the limited availability/minimum holding period: Investors can only react to changes in the general market conditions (e.g. falling real estate prices) after adhering to the minimum holding period of 24 months and the 12-month redemption period and, thus, only with delay.
- Special price change risk: During the minimum holding period of 24 months and the 12-month redemption period, losses in value may occur once the market value of the assets falls compared to the former acquisition cost. Thus, there is a risk that the redemption price realized by the investor will be lower than the issue price at the time of the fund unit acquisition or than the redemption price at the time of the irrevocable redemption declaration.
- Risks in the event of an (early) sale of the entire real estate portfolio: Risk, that the financial investment management company (KVG) does not sell the real estate at an economically advantageous time, so that the highest possible sales proceeds are not realized and the investor fails to capitalize on an otherwise achievable value increase. In addition, the investor bears the risk that the KVG will not succeed in completing the sale of all real estate, and that after termination of the administrative rights and transfer of the remaining real estate portfolio to the depository bank, properties still remain in the fund, which can then be sold at possibly less attractive prices, also below the last determined market values or only at a later point in time. In the event of an early sale of the entire real estate portfolios, the investor bears the reinvestment risk at a point in time that he may not have expected.

The sales prospectus contains detailed risk warnings.

### Important notes

DWS is the brand name under which DWS Group GmbH & Co. KGaA and its subsidiaries conduct their business. The respective responsible legal entities that offer DWS products or services to customers are named in the relevant contracts, sales documents or other product information.

The grundbesitz Fokus Deutschland fund is a special fund within the meaning of the German Capital Investment Code (KAGB) set up and managed by DWS Grundbesitz GmbH.

The above fund overview does not constitute investment advice but only serves to describe the product in excerpts. In any case, an investment decision should be made based on the key information document and the sales prospectus, supplemented by the respective last audited annual report and, in addition, by the respective semi-annual report, if such a document is more recent than the last annual report. These documents constitute the sole binding basis for a purchase. The documents are available in German in printed form free of charge from your financial advisor, from the branches of Deutsche Bank AG and DWS Investment GmbH, 60612 Frankfurt am Main (the latter provides sales support services for DWS Grundbesitz GmbH) and in electronic form at <https://realassets.dws.com/>.

The sales prospectus contains detailed risk warnings. Sales agents such as banks or other investment services companies may possibly show the interested investor costs or expense ratios that may differ from and may exceed the costs described herein. This may be due to new regulatory requirements for the calculation and presentation of costs by these sales agents, in particular as a result of the implementation of Directive 2014/65/EU (Markets for Financial Instruments Directive – “MiFID2 Directive”) as of 3<sup>rd</sup> January 2018.

A summary of investor rights is available in German in electronic form at <https://realassets.dws.com/footer/rechtliche-hinweise/>. The fund management company may decide to revoke the distribution at any time.

This fund makes a disclosure in accordance with the legal regulations (Article 8 of the EU Disclosure Regulation (EU) 2019/2088) regarding ecological characteristics that it takes into account. A disclosure pursuant to Article 10 of the EU Disclosure Regulation (EU) 2019/2088 can be found under [realassets.dws.com/AssetDownload/Index/?filename=SFDR\\_Summary\\_DE0009807081\\_EN\\_01-01-2023.pdf&assetGuid=00cc110b-4bb4-45ef-a2fa-1e1680d6f653&source=DWS](https://realassets.dws.com/AssetDownload/Index/?filename=SFDR_Summary_DE0009807081_EN_01-01-2023.pdf&assetGuid=00cc110b-4bb4-45ef-a2fa-1e1680d6f653&source=DWS). All opinions expressed reflect the current assessment of DWS Grundbesitz GmbH, which may be changed at any time without prior notice.

Insofar as the information contained herein contains forward-looking statements (forecasts), they reflect expectations for the actual occurrence of which no guarantee can be assumed. Forecasts are based on assumptions, estimates, views and hypothetical models or analyses that may prove to be inaccurate or incorrect. By their very nature, they are subject to the risk that the assumptions and expectations based on which they were prepared will change or that new developments will occur that could not have been considered when the forecast was prepared. Accordingly, actual results may differ substantially from the expectations expressed herein. Forecasts are not a reliable indicator of future performance.

The statements in this document are based on the assessment of the current legal and tax situation by DWS Grundbesitz GmbH. This assessment can change at any time at short notice and, if necessary, retroactively. For more tax information, please refer to the sales prospectus. Persons who wish to acquire, hold or intend to make a disposition in respect of investment fund units are advised to seek advice from a tax advisory professional on the individual tax consequences of acquiring, holding or disposing of the investment fund units described in this document.

The issued fund units of this fund may only be offered for sale or sold in such jurisdictions in which such offer or sale is permitted. In particular, the fund units of this fund are not authorized under the U.S. Securities Act of 1933, as amended in its current form, and may not be offered for sale or sold within the U.S. or to U.S. citizens or U.S. residents. In addition, the fund units of the fund are not intended for distribution to natural and legal persons resident in France.

\* Gross performance according to the BVI methodology, i.e. considering costs incurred at fund level (e.g. management fees). Costs incurred at the customer level (e.g. issue surcharge and custody account costs) are not taken into account. In addition to the costs incurred at fund level, net performance also considers an issue surcharge of 5%, which is incurred at the time of purchase and deducted in the first year, i.e. an investor who wants to purchase fund units worth Euro 1,000 must spend Euro 1,050 on this. In addition, custody account costs may be incurred that reduce performance. Tax implications at the investor level are not taken into account in the presentation of performance.

**Past performance is not a reliable indicator of future performance.**

\*\* The fund key figures, supplementary fund data and returns will be audited by an auditor by March 31, 2024. The key figures from April 1, 2024 are provisional. DWS Grundbesitz GmbH does not assume any liability for the accuracy of this key data.

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<sup>1</sup> Provides sales support services for DWS Grundbesitz GmbH.