



PLATON PORTFOLIO TEASER





UNIQUE INVESTMENT OPPORTUNITY

M. Goldschmidt Holding A/S has decided to divest 11 properties in the Copenhagen Area and Lintrup & Norgart A/S has been retained as an exclusive advisor to the seller.

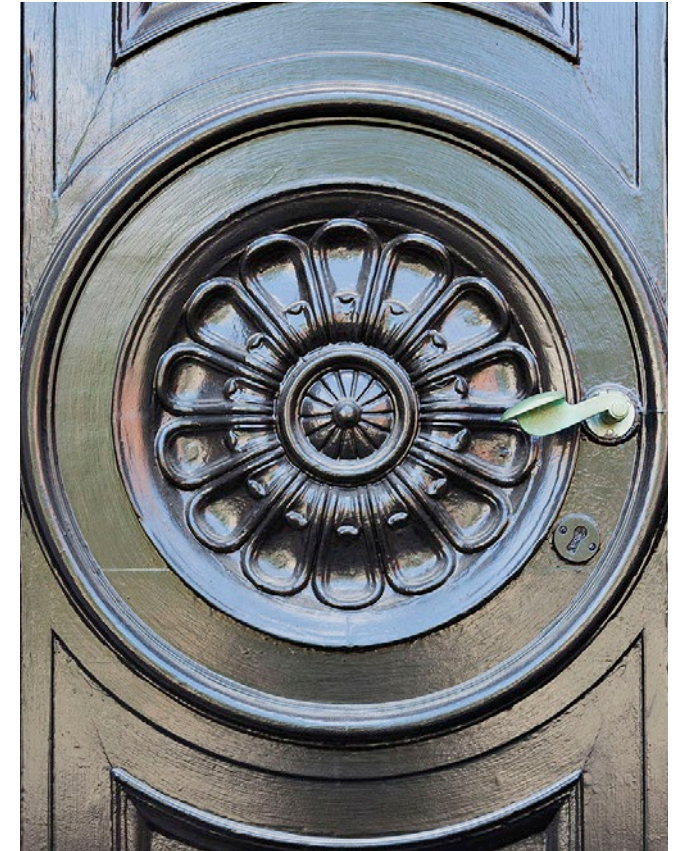
The properties will be sold in an asset transaction through a structured sales process. Potential investors are invited to submit their indicative bid, no later than 26th May after which M. Goldschmidt Holding and Lintrup & Norgart will

select a limited number of bidders to participate in a due diligence review.

A binding purchase agreement is expected to be signed before 1st July. The purchase price is expected to be paid in cash upon the agreed closing date of this transaction and the assets will be transferred free of debt. No employees from M. Goldschmidt Holding A/S will be transferred as part of this transaction.

TIME SCHEDULE

10th May	Distribution of Investment Memorandum
10th – 26th May	Site visits and Q&A
26th May	Deadline for indicative offers
26th May – 16th June	Selected Investors get access to data room and comment on final purchase agreement
16th June	Deadline for final offer
16th – 30th June	Final negotiations
30th June	Signing of unconditional purchase agreement
Q3	Expected Closing





KEY INVESTMENT HIGHLIGHTS

- Unique opportunity to acquire a well-diversified portfolio consisting of attractive assets
- The portfolio is almost fully let, with an economic vacancy rate of 1 percent
- Properties located in attractive city locations in Copenhagen or in areas under development around the city center
- The portfolio is multi-let to 176 tenants offering a broad tenant mix
- Copenhagen is the growth center in Northern Europe and The Financial Times has named Greater Copenhagen the European leader in attracting investors and companies among mid-sized regions

SIGNIFICANT ASSET MANAGEMENT OPPORTUNITIES

- Potential to further increase income and capital values for both residential apartments and commercial units through an active asset management approach
- Utilisation of square metres on some property attics to develop new residential apartments
- Optimisation of income stream on secondary items, such as parking and basement
- Divestment of separately owned condominiums
- Utilization of building right



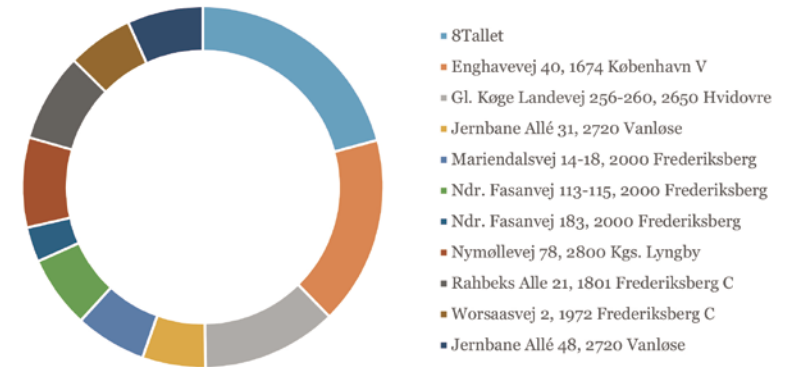


PORTFOLIO SUMMARY

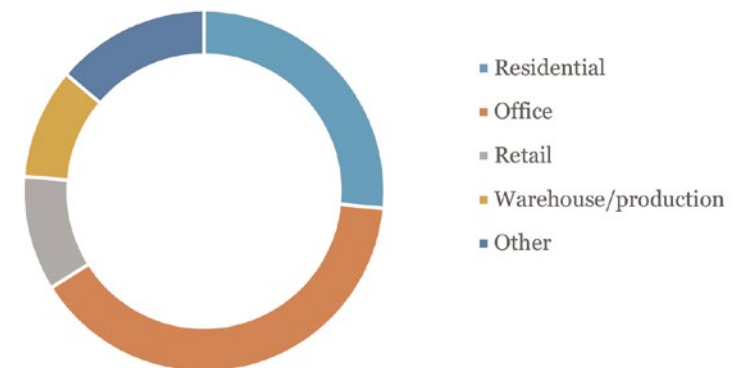
KEY HIGHLIGHTS

- 50,300 sq.m.
- 11 properties
- 176 tenants
- Economic occupancy rate of 99 percent
- Income division: 27 percent residential and 73 percent commercial
- Total gross rent of DKK 45.0m
- Portfolio NOI of DKK 39.1m
- 80 percent of income from assets in Frederiksberg and Copenhagen
- Low average rents for both residential (DKK 959 per sq.m) and commercial (DKK 873 per sq.m.)

CURRENT PORTFOLIO INCOME BY PROPERTY



CURRENT PORTFOLIO INCOME BY ASSET CLASS



OUTSTANDING LOCATIONS



THE PROPERTY



METRO STATION



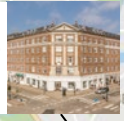
TRAIN STATION



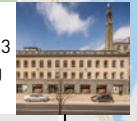
Nymøllevvej 78
2800 Kgs. Lyngby



Nordre Fasanvej 183
2000 Frederiksberg



Nordre Fasanvej 113
2000 Frederiksberg



Jernbane Allé 48
2720 Vanløse



Jernbane Allé 31
2720 Vanløse



Mariendalsvej 14-18
2000 Frederiksberg



Worsaaesvej 2/
Åboulevard 27
1972 Fr.berg C



Rahbeks Allé 21
1801 Fr.berg C



Enghavevej 40
1674 København V
VEGA



Gl. Køge Landevej 256
2650 Hvidovre



Robert Jacobsens Vej 70A
2300 København S
8-TALLET



COPENHAGEN CITY

CPH AIRPORT



PORTFOLIO OVERVIEW

Property	Area (sqm)	Current Gross Rent (DKK)*			Non-recoverable Operating Costs (DKK)	Net Operating Income (DKK)
		Residential	Commercial	Total		
8Tallet, København S	9.297	0	9.267.672	9.267.672	1.709.271	7.558.401
Enghavevej 40, København V	10.538	0	7.604.104	7.604.104	883.910	6.720.194
Gl. Køge Landevej 256-260, Hvidovre	4.107	2.395.606	2.979.226	5.374.832	555.270	4.819.562
Jernbane Allé 31, Vanløse	2.459	1.449.685	1.060.886	2.510.571	521.347	1.989.224
Mariendalsvej 14-18, Frederiksberg	2.256	2.837.414	0	2.837.414	654.036	2.183.378
Ndr. Fasanvej 113-115, Frederiksberg	3.171	0	3.093.870	3.093.870	264.899	2.828.971
Ndr. Fasanvej 183, Frederiksberg	1.220	975.374	413.966	1.389.340	212.200	1.177.140
Nymøllevej 78, Lyngby	7.310	0	3.581.482	3.581.482	37.715	3.543.767
Rahbeks Alle 21, Frederiksberg	3.439	0	3.501.814	3.501.814	59.881	3.441.933
Vanløse Allé 100-102 , Vanløse	3.412	2.166.027	1.085.734	3.251.761	532.487	2.719.274
Worsaaesvej 2, Frederiksberg	3.069	2.088.961	459.600	2.548.561	446.662	2.101.899
TOTAL	50.277	11.913.067	33.048.354	44.961.421	5.877.679	39.083.742

*Currently there are two vacant tenancies; 353 sq.m. office in 8Tallet and 179 sq.m. on Nordre Fasanvej 113-115. In total 1.1 percent of total portfolio measured by income.





ATTRACTIVE RESIDENTIAL PROPERTIES



Jernbane Alle 48-50/Vanløse Allé100-102
2720 Vanløse



Mariendalsvej 14-18
2000 Frederiksberg



Nordre Fasanvej 183/Borups Allé 122
2000 Frederiksberg



Gammel Køge Landevej 256-260
2650 Hvidovre



Worsaaesvej 2/Åboulevard 27
1972 Frederiksberg C



Jydeholmen 1-3/Jernbane Alle 31
2720 Vanløse



QUALITY COMMERCIAL PROPERTIES



Robert Jacobsens Vej 70A
2300 København S



Enghavevej 40
1674 København V



Rahbeks Allé 21
1801 Frederiksberg C



Nymøllevej 78
2800 Kgs. Lyngby



Nordre Fasanvej 113
2000 Frederiksberg

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DISCLAIMER

This Investment Teaser is based on data from official sources and information received from the seller.

It is Lintrup & Norgart's opinion that the information in the Investment Teaser is complete and accurate.

However Lintrup & Norgart A/S accepts no liability for any errors or wrong information disclosed in this Investment Teaser.

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**LINTRUP
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NORGART**
ERHVERVSMÆGLERE