

PRESS RELEASE

N A S Invest: Debt-Subsidiary LOANLAND finances listed office property in Berlin-Kreuzberg

- First cooperation between LINUS Digital Finance and LOANLAND
- Refinancing of a fully leased Wilhelminian style property in an exclusive location with Whole Loan in the double-digit million range

Berlin, February 2, 2023 - LINUS Digital Finance and LOANLAND are providing a Whole Loan in the low double-digit millions to refinance a listed office property in Berlin-Kreuzberg through two funds each advised by them. The fully leased Wilhelminian-style property in an exclusive location near the Landwehrkanal comprises around 4,300 m² of rental space. The loan provided, which was structured in the form of a super senior as well as junior tranche, serves to replace the existing financing. The transaction was successfully closed in January 2023.

Lucas Boventer, Co-CEO of LINUS Digital Finance, emphasized, "In the current market environment, leased existing buildings in good locations in particular offer a balanced risk-reward profile. We are therefore pleased to be able to expand our network with LOANLAND with another professional partner in this transaction. We are looking forward to providing further financing with LOANLAND in the future." The transaction underlines LINUS Digital Finance's strategic focus on B2B partnerships - at the same time, the LINUS Digital Finance tranche was fully pre-placed via the LINUS platform before disbursement.

Dr. Daniel Schmidt, Managing Director of LOANLAND, emphasized: "In a market environment characterized by continuously decreasing risk appetite of traditional financing sources such as banks, the cooperation of private debt funds - also with different return requirements - is of increasing and strategic importance. Against this background, we are pleased to have provided an attractive financing structure together with LINUS Digital Finance in a short time and in a spirit of partnership."

After acquiring the property in Berlin-Kreuzberg in the early 2000s, the owner converted the former residential building into an office building. In the course of extensive renovation and restoration work, the property has won various building awards in recent years.

About LINUS Digital Finance

Berlin-based Linus Digital Finance AG finances real estate projects with debt and mezzanine capital through a private debt fund it manages, enabling semi-professional, professional and institutional investors to participate in these short- to medium-term investments via a digital investment platform.

In addition to these private debt investment solutions, LINUS also brokers long-term equity investments in portfolio properties with regular distributions as well as access to long-term investments in institutional real estate funds of renowned asset managers via its investment

platform. As a seed investor, LINUS remains involved in all investments with its own funds until the end of the investment term. Together with their co-investors, LINUS funds have invested more than 1.3 billion euros in 68 real estate projects since their inception in 2016 (as of January 2023).

Linus Capital Management GmbH, a subsidiary of Linus Digital Finance AG, is registered with the German Federal Financial Supervisory Authority (BaFin) as a capital management company (KVG). Linus Digital Finance AG is listed on the regulated market (General Standard) of the Frankfurt Stock Exchange.

For more information, please visit www.linus-finance.com

About LOANLAND

LOANLAND is a real estate investment manager for Luxembourg-based debt funds. LOANLAND focuses on whole loans, mezzanine, and bridge financings with an investment focus within the DACH region and Luxembourg.

For more information, please visit www.loan-land.com

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