

REAL FOR I

PURCHASE PROFILE

Purchase Profile									
	Office	Retail	Hotel	Logistics	Residential	Care Properties	Medical centres	Municipal real estate	Shopping Center
Investment volume	Assets from 15 mio. € Portfolios	Assets from 15 mio. € Portfolios from 25 mio. €	Assets from 20 mio. € Portfolios	Assets from 15 mio. € Portfolios from 50 mio. €	Assets from 20 mio. € Portfolios from 40 mio. €	Assets from 15 mio. € Portfolios	Assets from 10 mio. €	Assets from 15 mio. € Portfolios	Assets from 150 mio. €
Classification	<ul style="list-style-type: none"> • Core • Core Plus 	Supermarkets, food markets, local supply	2-, 3- and 4-star hotels	<ul style="list-style-type: none"> • Core • Core Plus • Value Add 	Sustainable good and medium residential locations	Nursing homes, retirement homes, assisted living, day care, rehabilitation clinics	Medical centres with max. 25% mix, e.g. residential or retail	<ul style="list-style-type: none"> • Core • Core Plus • Value Add 	<ul style="list-style-type: none"> • Core • Core Plus • Value Add
		As little maintenance backlog as possible	Lease agreement, no management contracts or elements thereof, 120 rooms or more		As little maintenance backlog as possible, no partial ownership	No hospitals	Good mix of medical specialities, preferably also with pharmacy		Food Anchor
	No leasehold properties	No leasehold properties	No leasehold properties	No leasehold properties	No leasehold properties	No leasehold properties	No leasehold properties		No leasehold properties
Location	Investment focus: Germany, Austria, Switzerland, France, Belgium, Netherlands, Luxembourg, United Kingdom, Ireland, Spain, Italy								
	Metropolises and their surrounding areas, university towns with positive economic and demographic development	Established retail locations: A to C locations, conurbations, rural communities	Inner-city locations or proximity to airport	Established industrial, production and logistics/distribution locations, commercial and office parks, city logistics	Cities with more than 50,000 inhabitants, conurbations	A, B and C locations, also smaller towns and communities in the vicinity of conurbations	Cities with 50,000 inhabitants or more, central location, good visibility	Cities from 50,000 inhabitants	Cities with a population of 100,000 or more, established shopping centre location: inner city or singular location with good visibility and accessibility
	Established office locations	Good purchasing power ratios	Preference for business hotels	Possibly singular locations with exceptionally stable and sustainable logistics concepts	Reasonable connection to the local public transport system	Preferably inner-city locations with easy access to infrastructure	Suitable for third-party use	Third-party usability	Good to medium purchasing power ratios
	Good infrastructural connections	Good infrastructural connections	Sustainable business locations, reasonable competition, avoidance of oversupply	Third-party usability	Reasonable connections to local suppliers, schools and medical care	Third-party usability	Good accessibility by public transport		

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Object	Properties meet ESG criteria or can be upgraded to do so	Properties meet ESG criteria or can be upgraded to do so	Properties meet ESG criteria or can be upgraded to do so	Properties meet ESG criteria or can be upgraded to do so	Modern or older housing estates with a maximum of moderate need for refurbishment	Barrier-free access and living and treatment spaces	Barrier-free access to the practice rooms if possible	Properties meet ESG criteria or can be upgraded to do so	Properties meet ESG criteria or can be upgraded to do so.
	Third-party usability	Low admixture possible		Hall height and floor loading capacity according to general standards	Minor admixture of other asset classes possible	Good building condition, as little maintenance backlog as possible		Third-party usability	Shopping centres, including older buildings
	Adequate number of car parking spaces	Adequate number of parking spaces	Adequate number of car parking spaces	Adequate number of truck spaces and docks				Adequate number of car parking spaces	No excessive need for investment in the property
	Blending of up to 20% possible			Office share ≤ 10%					
Rental agreements	5 years WALT	Short-, medium- or long-term leases, single- and multi-tenant	Only leases, remaining term 10 years, at established locations > 5 years	Lease contracts > 3 years		Lease contract > 5 years	Tendency towards long-term contracts	WALT >10 years	
	Occupancy rate at least 50%, clear letting potential	Occupancy rate at least 90%	Historically good occupancy rates		Occupancy rate > 70%	Occupancy rate 100%		Occupancy rate > 85	Vermietungsstand < 85%
	Tenant of good credit standing	Tenants of good credit standing	Operators of good credit standing	Tenants of good credit standing		Tenants of good reputation and credit-worthiness		Public tenant	Established tenant mix, sustainable turnover, short-, medium-, long-term leases
	Indexation and ancillary cost regulation	Indexation and ancillary cost regulation	Indexation and regulation of ancillary costs	Indexation and ancillary cost regulation	Tenancy agreements with rent adjustment provisions and balanced ancillary cost regulations	Indexation and regulation of ancillary costs	Indexation and regulation of ancillary costs	Indexation or graduated tenancy agreement	
			AAA contracts, at least AA	Single or multi-tenant					

Our requirement profile does not constitute an offer to conclude a brokerage contract. We expressly reserve the right to claim prior knowledge to offered investment opportunities.

Please send us complete documentation with the following information:

Complete address of the property, name of the owner, floor plan, size of the property, year of construction, type of use, tenant list, occupancy status, annual net cold rent actual & target, photos and asking price. Proof is generally not provided if complete data is not available for a preliminary survey. Contacts, offers and documents will be treated confidential.