

Investment Profile for Closed Real Estate Funds

Object of purchase	Commercial properties
Type of property	Office buildings with at least 10.000 m ² lettable space Shopping centers / retail buildings with at least 10.000 m ² lettable space Distribution centers with a plot size of at least 50.000 m ² Special use properties like hotels only with AAA tenants
Location	Larger cities (at least 200.000 inhabitants) with good infrastructure in the core Western European markets
Country focus	Germany, core Western European markets
Investment volume	At least 20-30 m € per property
Deal	Asset deal, under certain conditions share deal possible
Development projects	Preferably completed property and turnkey developments, no forward funding or take-over of development risks
Lease parameters	Unexpired lease term of at least 10 years, no break options, indexation of rent, creditworthy tenants, operational costs to be paid by tenant
Occupancy rate	Preferably fully let
Building technology	New developments as well as refurbished buildings, no repair backlog, modern and cost-effective building technology, efficient and flexible building structure, preferably green buildings
Not our focus	Residential buildings, nursing homes, leisure facilities, theatres, museums, cinemas and conference centres

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Please note: Our Investment profile is subject to a continued process of adaptation to the current conditions in the respective real estate markets. Therefore, the above mentioned investment criteria are not fixed and serve for guidance and orientation only.