


 Office	 Retail	 Hotel	 Logistics
<b>Investment volume</b>	<ul style="list-style-type: none"> <li>■ Individual properties starting from 30 million euros.</li> <li>■ Portfolios</li> </ul>	<ul style="list-style-type: none"> <li>■ Individual properties starting from 30 million euros.</li> <li>■ Portfolios</li> </ul>	<ul style="list-style-type: none"> <li>■ Individual properties starting from 30 million euros.</li> <li>■ Portfolios</li> </ul>	<ul style="list-style-type: none"> <li>■ Individual properties starting from 30 million euros.</li> <li>■ Portfolios</li> </ul>
<b>Classification</b>	<ul style="list-style-type: none"> <li>■ Core</li> <li>■ Core Plus</li> </ul>	<ul style="list-style-type: none"> <li>■ Shopping centres in city and town centres</li> <li>■ Regional shopping centres</li> <li>■ Specialist stores and local supplies centres</li> <li>■ High street retailers</li> </ul>	<ul style="list-style-type: none"> <li>■ 2-, 3-, 4- and 5-star-hotels</li> <li>■ Lease agreements; no management contracts.</li> </ul>	<ul style="list-style-type: none"> <li>■ Logistics centres</li> <li>■ Distributions centres</li> <li>■ City logistics centres</li> </ul>
<b>Locations</b>	<ul style="list-style-type: none"> <li>■ Metropolitan and densely populated areas.</li> <li>■ Established office locations.</li> <li>■ Good access to local public transport.</li> </ul>	<ul style="list-style-type: none"> <li>■ Established retail locations</li> <li>■ Very central and high degree of purchasing power</li> <li>■ Good infrastructural accessibility</li> </ul>	<ul style="list-style-type: none"> <li>■ Preferably prime locations</li> <li>■ Preferably city hotels</li> <li>■ Distinguished locations</li> </ul>	<ul style="list-style-type: none"> <li>■ National and international logistics hubs</li> <li>■ Metropolitan regions</li> <li>■ Good traffic connections through airport, road, rail and water</li> </ul>
<b>Properties</b>	<ul style="list-style-type: none"> <li>■ Energy-efficient and sustainable properties, best case certified according to e.g. BREEAM, DGNB, HQE or LEED.</li> <li>■ Less than ten years old.</li> <li>■ Alternatively: last remodelling or renovation less than five years ago.</li> <li>■ No maintenance backlog.</li> <li>■ Possibly of third-party use.</li> <li>■ Adequate number of parking spaces</li> </ul>	<ul style="list-style-type: none"> <li>■ Energy-efficient and sustainable properties, best case certified according to e.g. BREEAM, DGNB, HQE or LEED</li> <li>■ Very good condition with no maintenance backlog</li> <li>■ Adequate number of parking spaces</li> </ul>	<ul style="list-style-type: none"> <li>■ Energy-efficient and sustainable properties, best case certified according to e.g. BREEAM, DGNB, HQE or LEED</li> <li>■ Less than ten years old</li> <li>■ Alternatively: last remodelling or renovation less than five years ago</li> <li>■ Very good condition with no maintenance backlog</li> <li>■ Minimum of 120 rooms</li> <li>■ Good business and leisure mixture</li> </ul>	<ul style="list-style-type: none"> <li>■ Energy-efficient and sustainable properties, best case certified according to e.g. BREEAM, DGNB, HQE or LEED</li> <li>■ Less than ten years old</li> <li>■ Very good condition; no maintenance backlog</li> <li>■ Modern building configuration and excellent multifunctionality(e.g. ceiling height over 10.50 m, large column grid, high capacity load limits)</li> </ul>
<b>Tenancy agreements</b>	<ul style="list-style-type: none"> <li>■ Minimum term of five years for single-tenant / minimum average term of five years for multi-tenant properties.</li> <li>■ Minimum occupancy rate of 75 %, may be lower for excellent locations.</li> <li>■ Creditworthy tenants.</li> <li>■ Standard terms for indexation and operating expenses</li> </ul>	<ul style="list-style-type: none"> <li>■ Minimum average lease term of five years</li> <li>■ Full occupancy preferred</li> <li>■ Strong anchor tenants; tenants with excellent creditworthiness</li> <li>■ Good sector and tenant mix</li> <li>■ Standard terms for indexation and operating expenses</li> </ul>	<ul style="list-style-type: none"> <li>■ 15-year lease agreement; possible shorter term for outstanding properties</li> <li>■ Renowned international hotel chains</li> <li>■ Standard market practice maintenance agreements</li> <li>■ Standard terms for indexation and operating expenses</li> </ul>	<ul style="list-style-type: none"> <li>■ Minimum term of five years (WALT)</li> <li>■ Minimum occupancy rate of 80 %</li> <li>■ Creditworthy tenants</li> <li>■ Standard market practice maintenance regulations</li> <li>■ Standard terms for indexation and operating expenses</li> </ul>