

Investment Profile

	Risk Profile	Locations	Volume	Criteria
Social Infrastructure	Core	All locations in Germany, provided that the location is suitable for (critical) social infrastructure	10–200m Euro	• High occupancy rate (> 90%) • Long-term lease agreements (> 7 years) • Ideally indexed lease agreements • Uses and tenants with a (critical) infrastructure character, such as (public) schools, police stations, fire stations, etc. (> 70% of rental income)
Office	Core	Top 7 cities (A & B locations) B cities (A locations)	15–300m Euro	• High occupancy rate (> 90%) • Long-term lease agreements (> 7 years) • Ideally indexed lease agreements
	Core (projects)		30–300m Euro	• Forward deals up to approx. 12 months • Occupancy rate > 70% • Ideally indexed lease agreements
	Core Plus		15–200m Euro	• Occupancy rate > 50% • Short/medium-term lease agreements
	Value-add		10–150m Euro	• Occupancy rate < 50% • Short-term lease agreements • Possible options: repositioning, lease-up, restructuring, etc.
Retail	Core Plus	Major, medium-sized and minor centres Large & small cities	10–100m Euro	• Tenant mix predominantly with food retailers • Retail parks • Medium to long-term lease agreements (> 5 years) • Creditworthy tenants
	Value-add			• Short-term lease agreements (< 5 years) • Food retail preferred • Possible options: repositioning, lease-up, restructuring, etc.
Logistics & Light Industrial	Core	Established logistics locations, close to cities with high population density	From 10m Euro	• WALT > 5 years • Fully let buildings in prime logistics locations
	Core Plus		From 10m Euro	• WALT > 2 years • Possible options: lease-up, restructuring, etc.
	Value-add		Up to 50m Euro	• WALT < 2 years • Possible options: heavy refurbishment, lease-up, restructuring, etc.
	Opportunistic		Up to 30m Euro	• Land plots from approx. 15,000 m² • Preferably in commercial (GE) or industrial (GI) areas • Existing buildings are not a criteria for exclusion

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