

# Acquisition profile

Arbireo Spezial-AIF Lebensmittel-Einzelhandel 

## About LEH-Fonds

Fund name: Arbireo Spezial-AIF Lebensmittel-Einzelhandel  
Service capital management company: IntReal KVG GmbH  
Investment Manager: Arbireo Capital AG

## Investment requirements

Fund	
Fund vehicle	Open-end real estate special-AIF with fixed investment conditions (KAGB)
Investment horizon	10 years
Target investment volume	EUR 200m
Two partial portfolios	<ul style="list-style-type: none"><li>Base portfolio (EUR 120m new or remodeled properties WALT &gt;15 years)</li><li>Extension portfolio (EUR 80m WALT &gt;8 years)</li></ul>
Form of investment	<ul style="list-style-type: none"><li>Direct or indirect investment (asset deal / share deal) as single object or as portfolio, forward funding possible</li></ul>

Location	
Macro location	<ul style="list-style-type: none"><li>Germany</li><li>Good infrastructure and transport connections</li><li>Sustainable demographic development</li><li>Attractive commuter flows</li><li>Sustainable purchasing power development at the location</li></ul>
Micro location	<ul style="list-style-type: none"><li>Conveniently located and central locations (highly frequented traffic arteries) with good visibility, established locations near to city center</li><li>Attractive competitive situation</li><li>Communities with at least 3.000 inhabitants in close range and at least 10.000 inhabitants in catchment area</li></ul>

Objects	
Object types	<ul style="list-style-type: none"><li>Food retail properties</li><li>Existing properties and project developments</li><li>Minimum land plot size of 3.000 m<sup>2</sup> (depending on tenant)</li><li>Minimum sales area of 800 m<sup>2</sup> (depending on tenant)</li><li>Ancillary areas starting at 250 m<sup>2</sup> (depending on tenant)</li><li>Sufficient number of parking spaces (&gt;60)</li></ul>
Operating type	Self-service markets, discounter, supermarkets, consumer markets, self-service departments
Usage	Food retail (marginal secondary usage possible)
Tenants	All well-known tenants of the food retail sector
Terms of tenancy	New tenancy agreements (WALT 15 years) and existing tenancy agreements with WALT of at least 8 years

## About Arbireo Capital

As an independent investment and asset manager we combine our expertise in real estate and capital markets, provide capital, structure regulated (funds) as well as unregulated investment products (club deals) and manage our investments. Our target group are professional and semi-professional investors and we are also direct investment partner in club deals. Core assets of Arbireo Capital are primary German retail-, residential-, and commercial properties. Our service includes management of existing trading portfolios, project development and conversion. As a mid-sized company we operate with experienced professional partners to guarantee our client's success.

## Contact

**Julian Schneider**  
Portfolio Manager  
T +49 (0) 69 2475335-515  
M +49 (0) 175 5835817  
[julian.schneider@arbireocapital.com](mailto:julian.schneider@arbireocapital.com)

**Dr. Martin Leinemann**  
Member of Management Board  
T +49 (0) 69 2475335-518  
[martin.leinemann@arbireocapital.com](mailto:martin.leinemann@arbireocapital.com)

**Proposals to:**  
[leh1-fonds@arbireocapital.com](mailto:leh1-fonds@arbireocapital.com)

[www.arbireocapital.com](http://www.arbireocapital.com)