




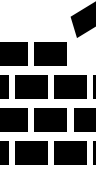






Acquisition profile

	Food retail	Logistics	Hotel	Residential
	Food-anchored retail parks or standalone locations	Logistics Centers, Distribution Centers, City Logistics Centers	Economy, Midscale and Long-Stay Hotels	Existing properties in up-to-date condition and new construction Preferably with eligibility for subsidies
	Core, Core Plus	Core, Core Plus	Core, Core Plus, Value Add	Core, Core Plus
	2.5 - 15 million €	15 - 60 million €	12 - 50 million €	10 – 50 million €
	<ul style="list-style-type: none"> Germany only Municipalities with more than 3,000 inhabitants Stable demographic forecast Favourable competitive situation 	<ul style="list-style-type: none"> Europe with focus on Germany Metropolitan regions, national and international logistics hubs 	<ul style="list-style-type: none"> Europe with focus on Germany Metropolitan regions Upper and medium-sized centres 	<ul style="list-style-type: none"> Municipalities > 20,000 inhabitants University/college cities Stable demographic forecast Favourable market situation (purchasing power)
	<ul style="list-style-type: none"> Good to very good commercial location Convenient and central location Direct connection to main road 	<ul style="list-style-type: none"> Good to very good logistics locations Excellent transport connection 	<ul style="list-style-type: none"> Exposed locations Good business-leisure mix easy access to public infrastructure (airport, event centres, exhibition) 	<ul style="list-style-type: none"> Central, quiet location or quiet outskirts with good public transport connections
	<ul style="list-style-type: none"> Single tenant or retail parks with a focus on food/drugstore goods Contemporary, sustainable business sizes no maintenance backlog Residential use possible as an admixture New building <ul style="list-style-type: none"> Roof statics must be PV-capable Regenerative heating system 	<ul style="list-style-type: none"> State-of-the-art building configuration and distinctive multi-functionality, no cross-dock Very good building condition; no maintenance backlog 24/7 permission New building <ul style="list-style-type: none"> Roof statics must be PV-capable Regenerative heating system High-quality building certification 	<ul style="list-style-type: none"> At least 100 keys Existing and old buildings with value add potential New buildings <ul style="list-style-type: none"> Energy-efficient and sustainable real estate High-quality building certification Minimum requirements EU taxonomy 	<ul style="list-style-type: none"> New buildings and existing buildings from 1990 Older stock only refurbished; no unrefurbished stock older than 2000 Forward deals, max. 9-12 months until completion Social rental housing Energy class A, B or C according to energy certificate
	<ul style="list-style-type: none"> attractive food anchor = "must have" > 70% of rental income from food/drugstore goods sector No electronic, DIY and furniture stores WALT at least 7 years max. 10% vacancy 	<ul style="list-style-type: none"> Tenants with strong credit ratings Average WALT at least 5 years Occupancy rate at least 80% Market-standard indexation, ancillary cost regulation and maintenance regulation 	<ul style="list-style-type: none"> Long-term lease agreements with creditworthy operators or white label operators with a franchise or management agreement Market standard maintenance regulations, indexation and ancillary cost regulation Value-add products: also operator-free! 	<ul style="list-style-type: none"> Tenants, if applicable with a certificate of eligibility for housing Proportion of commercial tenants max. 10%
	<ul style="list-style-type: none"> Asset deal, no share deals Project developments possible as a turnkey forward commitment 	<ul style="list-style-type: none"> Asset deal; Share deals in exceptional cases Project developments possible as a turnkey forward commitment 	<ul style="list-style-type: none"> Asset deals, share deals in exceptional cases Project developments possible as a turnkey forward commitment 	<ul style="list-style-type: none"> Asset deal, no share deals Project developments possible as a turnkey forward commitment
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	<p>Please send us your exposé to the above-mentioned contact person. Offers without a property address will not be processed. This investment profile does not constitute an offer to conclude a brokerage agreement. We regard your written and qualified real estate offers as an offer to conclude a brokerage contract, which is only concluded by our acceptance in individual cases.</p> <p style="text-align: center;">Arbireo Capital AG - Weserstr. 40 SKYPER Carré - 60329 Frankfurt am Main - Germany</p>			