













# Acquisition profile (Status October 2025)

	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 €	8 – 50 million €
	<ul style="list-style-type: none"> <li>Germany only</li> <li>Municipalities with more than 3,000 inhabitants</li> <li>Stable demographic forecast</li> <li>Favourable competitive situation</li> </ul>	<ul style="list-style-type: none"> <li>Europe with focus on Germany</li> <li>Metropolitan regions, national and international logistics hubs</li> </ul>	<ul style="list-style-type: none"> <li>Europe with focus on Germany</li> <li>Metropolitan regions</li> <li>Upper and medium-sized centres</li> </ul>	<ul style="list-style-type: none"> <li>Municipalities &gt; 70,000 inhabitants or surroundings of urban centers</li> <li>University/college cities &gt; 40.000 inhabitants</li> <li>Stable demographic forecast</li> <li>Favourable market situation (purchasing power)</li> </ul>
	<ul style="list-style-type: none"> <li>Good to very good commercial location</li> <li>Convenient and central location</li> <li>Direct connection to main road</li> </ul>	<ul style="list-style-type: none"> <li>Good to very good logistics locations</li> <li>Excellent transport connection</li> </ul>	<ul style="list-style-type: none"> <li>Exposed locations</li> <li>Good business-leisure mix</li> <li>easy access to public infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>Central, quiet location or quiet outskirts with good public transport connections</li> </ul>
	<ul style="list-style-type: none"> <li>Single tenant or retail parks with a focus on food/drugstore goods</li> <li>Contemporary, sustainable business sizes</li> <li>no maintenance backlog</li> <li>Residential use possible as an admixture</li> <li>New building <ul style="list-style-type: none"> <li>Roof statics must be PV-capable</li> <li>Regenerative heating system</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>State-of-the-art building configuration and distinctive multi-functionality, no cross-dock</li> <li>Very good building condition; no maintenance backlog</li> <li>24/7 permission</li> <li>New building <ul style="list-style-type: none"> <li>Roof statics must be PV-capable</li> <li>Regenerative heating system</li> <li>High-quality building certification</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>At least 100 keys</li> <li>Existing and old buildings with value add potential</li> <li>New buildings <ul style="list-style-type: none"> <li>Energy-efficient and sustainable real estate</li> <li>High-quality building certification</li> <li>Minimum requirements EU taxonomy</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>New buildings and existing buildings built from 2010</li> <li>Older stock only renovated and economically viable built in 2010; no unrenovated stock</li> <li>Energy class A or B according to energy certificate</li> <li>Neighborhoods with at least 20 terraced houses / semi-detached houses</li> </ul>
	<ul style="list-style-type: none"> <li>attractive food anchor = "must have"</li> <li>&gt; 70% of rental income from food/drugstore goods sector</li> <li><b>No</b> electronic, DIY and furniture stores</li> <li>WALT at least 7 years</li> <li>max. 10% vacancy</li> </ul>	<ul style="list-style-type: none"> <li>Tenants with strong credit ratings</li> <li>Average WALT at least 5 years</li> <li>Occupancy rate at least 80%</li> <li>Market-standard indexation, ancillary cost regulation and maintenance regulation</li> </ul>	<ul style="list-style-type: none"> <li>Long-term lease agreements with creditworthy operators or white label operators with a franchise or management agreement</li> <li>Market standard maintenance regulations, indexation and ancillary cost regulation</li> <li><b>Value-add products: also operator-free!</b></li> </ul>	<ul style="list-style-type: none"> <li>Tenants, if applicable with a certificate of eligibility for housing</li> <li>Proportion of commercial tenants max. 10-20%</li> <li>Publicly subsidized residential complexes / social rental housing / inclusive housing</li> <li>Divided in accordance with the Condominium Act, but no remainders</li> </ul>
	<ul style="list-style-type: none"> <li>Asset deal, no share deals</li> <li>Project developments possible as a turnkey forward commitment</li> </ul>	<ul style="list-style-type: none"> <li>Asset deal; Share deals in exceptional cases</li> <li>Project developments possible as a turnkey forward commitment</li> </ul>	<ul style="list-style-type: none"> <li>Asset deals, share deals in exceptional cases</li> <li>Project developments possible as a turnkey forward commitment</li> </ul>	<ul style="list-style-type: none"> <li>Asset deal, share deals only in exceptional cases</li> <li>Project developments as turnkey forward commitment possible, max. 12-18 months until completion</li> </ul>
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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.

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