



Acquisition Profile

Real Estate

Real Estate for LHI-Investments

Your contact

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BPUBLIC AUTHORITY REAL ESTATE

LOCATIONS:

- Agglomerations of 100,000 inhabitants and more – main focus on the top 10 locations

INVESTMENT VOLUME:

- Minimum volume EUR 20 million

ASSET TYPES:

- New buildings or existing properties without a significant maintenance backlog
- Forward deals possible (completion up to 24 months)
- Also special uses such as library, educational facility etc. with municipal tenant

RENTAL SITUATION:

- At least 75% of the rental income from contracts with city, state, federal or public agencies
- Full occupancy
- Long-term leases (at least 7 years)
- Single-tenant properties possible

ESG:

- ESG compliant properties
- Internationally recognised certification for buildings

RISK PROFILE:

- Core



EDUCATIONAL PROPERTIES

LOCATIONS:

- Agglomerations of 50,000 inhabitants or more

INVESTMENT VOLUME:

- Minimum volume EUR 10 million

ASSET TYPES:

- Educational institutions such as day-care centres, schools, colleges/universities, training and further education institutions
- Properties without maintenance backlog
- Forward deals possible (completion < 18 months)
- Good third-party usability

RENTAL SITUATION:

- Tenants with a good to very good credit rating
- Vacancy rate up to 10 % possible
- Multi-tenant properties with medium to long-term leases
- Single-tenant properties with long-term leases (at least 10 years)

ESG:

- ESG compliant properties
- Internationally recognised certification for buildings

RISK PROFILE:

- Core
- Core-Plus



OFFICES AND COMMERCIAL BUILDINGS

LOCATIONS:

- Top 7

INVESTMENT VOLUME:

- EUR 10 - 35 million

ASSET TYPES:

- Residential, retail and service share possible
- Forward deals possible (completion < 6 months)
- Good third-party usability

RENTAL SITUATION:

- Vacancy rate up to 10 % possible
- Upside potential
- Single- and multi-tenant properties possible
- Both short- and long-term leases

ESG:

- ESG compliant properties
- Internationally recognised certification for buildings

RISK PROFILE:

- Core
- Core-Plus



RETAIL PROPERTIES

LOCATIONS:

- Germany-wide from 5,000 inhabitants
- Established locations with high centrality and purchasing power
- Good infrastructure connections

INVESTMENT VOLUME:

- From 10 million to 60 million EUR
- Single properties and portfolios

ASSET TYPES:

- Retail parks and local supply centres
- Food markets
- High Street Retail (only in connection with food retail or drugstore)
- Existing properties (no new-built properties with long-term leases)

RENTAL SITUATION:

- Creditworthy anchor tenants (preferably food retailing)
- Short remaining lease terms

RISK PROFILE:

- Manage-to-Core
- Value Add
- Core-Plus

Real Estate for LHI-Sale-and-lease-back

Your contact

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LIGHT INDUSTRIAL

LOCATIONS :

- Agglomerations and metropolitan areas

INVESTMENT VOLUME:

- Minimum volume EUR 20 million

ASSET TYPES:

- Warehouse & Logistics
- Production
- High-bay warehouse
- Administration & Office

RENTAL SITUATION :

- Single-tenant properties with long-term users interested in accessing the property
- User-specific, functional objects, even with a higher proportion of technical building equipment
- Preference for main locations/headquarters or central warehouses
- > Built 2000
- Properties without maintenance backlog
- Forward Deals possible

CREDIT RATINGS:

- Crefo credit rating index up to 250

ESG:

- ESG compliant properties