

Acquisition Profile
Real Estate





PUBLIC 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

RISK PROFILE:

- Core



EDUCATIONAL PROPERTIES

LOCATIONS:

- Agglomerations of 50,000 inhabitants or more

INVESTMENT VOLUME:

- Minimum volume EUR 6 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

RISK PROFILE:

- Core
- Core-Plus



SENIOR LIVING

LOCATIONS:

- Agglomerations with positive population development

INVESTMENT VOLUME:

- EUR 10 - 40 million

ASSET TYPES:

- Assisted living, permanent forms of housing with assisted living and care properties (no stationary care)
- (Subordinate) admixture of service and retail space possible
- Properties without maintenance backlog
- Forward deals possible (completion < 18 months)

RENTAL SITUATION:

- With/without operator
- Single and multi-tenant (senior living must be the main use)
- Long-term lease of the operator (at least 10 years)

ESG:

- ESG compliant properties

RISK PROFILE:

- Core



OFFICES AND COMMERCIAL BUILDINGS



RETAIL PROPERTIES

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

RISK PROFILE:

- Core
- Core-Plus

LOCATIONS:

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

INVESTMENT VOLUME:

- From 1 million to 50 million EUR
In individual cases > 50 million EUR

- Single properties and portfolios

- Existing properties (no forward investments)

ASSET TYPES:

- Retail parks and local supply centres
- Food markets
- High Street Retail (only in connection with food retail or drugstore)

RENTAL SITUATION:

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

RISK PROFILE:

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



Contact

We are looking forward to your business offers.

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