

ACQUISITION PROFILES

Q4|2018

ASSET CLASS	OFFICE	LOGISTICS	RETAIL	RESIDENTIAL	HEALTH CARE	DEVELOPMENT
GERMANY	✓	✓	✓	✓	✓	✓
EUROPE	✓	✓	✓			
TYPE OF USAGE	Office buildings (incl. mixed use)	Logistics properties	Highstreet, Retail Parks, Shopping Center	Apartment buildings, suburbs of single family houses, micro living, residential and commercial buildings	Nursing Homes, Assisted Living Facilities, Medical Office Buildings MOBs (medical centres, health centres)	Plots / Properties which are suitable for Residential, retail, office, hotel or healthcare development
MACRO LOCATION	Germany: A- and B-cities Europe: A-cities	European logistics hotspots	Locations with good centrality and purchasing power index	Prime cities and surrounding area, secondary cities, university towns in Germany	Focus on Western German states, cities > 7,500 inhabitants or catchment area > 25,000 inhabitants, purchasing power min. 90, conurbations with high centralisation	Greater Cologne, Düsseldorf, Aachen, Muenster, Greater Frankfurt (Rhine-Main), Wiesbaden, Mayence, Darmstadt, Greater Munich, Berlin / Potsdam Greater Hamburg
MICRO LOCATION	Very good or good micro locations	Traffic hubs, ports, airports, freight centres in good commercial and industrial areas	Pedestrian areas, inner city, district centres	Long-term leasable and stable locations	Central location with good infrastructure and/ or connection to hospital, preferably residential surrounding area	Urban areas with existing infrastructure (local supply, education, public transport, etc.), preferable in central areas and good suburban areas
CONSTRUCTION YEAR	Existing buildings, developments (forward deals), old buildings with historical character (construction year before 1948)	Existing buildings with year of construction min. 2000, developments (forward deals)	Existing buildings with year of construction min. 1990, developments (forward deals)	Existing buildings, developments (forward deals)	Existing buildings with year of construction min. 2000, developments (forward deals)	Undeveloped or developed sites, already planned properties
VOLUME	min. € 10 m	min. € 15 m Urban logistics min. € 10 m	min. € 15 m	min. € 10 m	€ 8 m to € 35 m	€ 1 m upwards per property/ Realisable flats: 15 accommodation units upwards
OCCUPANCY RATE	min. 80 %	min. 80 %	min. 90 %	100 %	min. 90 %	Vacant or let
COMMENT	<ul style="list-style-type: none"> • Good building quality and lease structure with focus on multi tenant properties • Portfolios with corresponding single asset values 	<ul style="list-style-type: none"> • Good building quality / third part usability • Flexible divisibility 	<ul style="list-style-type: none"> • Shopping Centres: min. rental area of 15,000 sqm • Portfolios with corresponding single asset values 	<ul style="list-style-type: none"> • Portfolios > €40m • Mix-use with retail & restaurant possible 	<ul style="list-style-type: none"> • WALT Nursing Homes, Assisted Living: > 15 y. • WALT MOBs: > 7 y. • Double-net contracts • No maintenance backlog • Experienced management 	<ul style="list-style-type: none"> • All kinds of properties which can be turned into residential or commercial space, torn down or newly built • With or without planning regulations • Conversion areas, future development land

Please send your offers to: investment@corpussireo.com

Please note that this acquisition profile does not present an offer to conclude an estate agent's contract. Rather, its sole purpose is to provide information about the activities of CORPUS SIREO and the investment targets of its clients. We make express mention of the fact that we pay agent's fees exclusively on the basis of written estate agent's contracts signed by us.