

ACQUISITION PROFILES

Q1|2019

ASSET CLASS	OFFICE	LOGISTICS	RETAIL	HOTEL	RESIDENTIAL	HEALTH CARE
GERMANY	✓	✓	✓	✓	✓	✓
EUROPE	✓	✓	✓	✓	✓	
TYPE OF USAGE	Office buildings (incl. mixed use)	Logistics properties	Highstreet, Retail Parks, Shopping Center	Hotel properties	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)
MACRO LOCATION	Germany: A- and B-cities Europe: A-cities	European logistics hotspots especially with reference to cities and economically strong urban agglomeration	Locations with good centrality and purchasing power index	Hamburg, Berlin, Dusseldorf, Cologne, Frankfurt on the Main, Stuttgart, Munich, Amsterdam, Vienna	Prime cities and surrounding area, secondary cities, university towns in Germany	Focus on Western German states, cities min. 7,500 inhabitants or catchment area min. 25,000 inhabitants, purchasing power min. 90, conurbations with high centralisation
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	Very good or good micro locations	Long-term leasable and stable locations	Central location with good infrastructure and/ or connection to hospital, preferably residential surrounding area
CONSTRUCTION YEAR	Existing buildings, developments, 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	Existing buildings, developments with preletting	Existing buildings, developments (forward deals)	Existing buildings with year of construction min. 2000, developments
VOLUME	min. € 10 m	min. € 15 m Urban logistics min. € 10 m	min. € 15 m	Min. € 20 m	min. € 10 m	€ 8 m to € 30 m
OCCUPANCY RATE	min. 80 %	min. 80 %	min. 90 %	100 %	80 %	100 %
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: <ul style="list-style-type: none"> • min. rental area of 15,000 sqm • Portfolios with corresponding single asset values 	<ul style="list-style-type: none"> • Very good building quality • Well-known and established operators • Preferred with fixed lease contract structure 	<ul style="list-style-type: none"> • Portfolios min. € 40 m • Mix-use with retail & restaurant possible 	<ul style="list-style-type: none"> • WALT Nursing Homes, Assisted Living: min. 15 years • WALT MOBs: min. 7 years • Double-net contracts • No maintenance backlog • Experienced management

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.