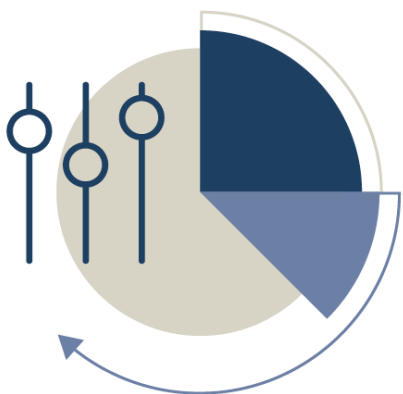


## Investment Profile Office

JANUARY 2019

# Creation of Core



### LOCATION

- TOP 7 (Berlin, Hamburg, Düsseldorf, Köln, Frankfurt, Stuttgart, München) as well as metropolitan regions
- Good to excellent micro-locations and/or established office-sites

### CRITERIA

- Existing properties and portfolios offering stabilization and value-add potential through active asset management measures:
  - Vacancy reduction
  - Prolongation and enhancement of currently active lease-contracts
  - Space optimization
  - Refurbishments und repositioning

### VOLUME

**50 Mio. – 300 Mio. Euro**

### INVESTMENT-VEHICLE

Property-focussed funds or joint-venture structure with associated Private Equity enterprises and/or family offices

### INFORMATION

- Meaningful exposé, including full information regarding address as well as further property descriptions that allow identification of the object
- Object images
- Current rent roll, including specifications on lease start, lease-term, lease end, options, GRI, service charges, lettable area, usage
- Floor plan of at least one standard floor
- Floor plan
- Hallway plan
- Land register excerpt
- Construction and equipment description
- Building quality
- Information regarding cash-flow and other metrics
- Further price as well as value relevant information (if available)

#### Contact:

Finch Properties Asset Management GmbH & Co.KG  
Rathausufer 22 | 40213 Düsseldorf  
Herr Achim Tillmann | atillmann@finch-properties.de

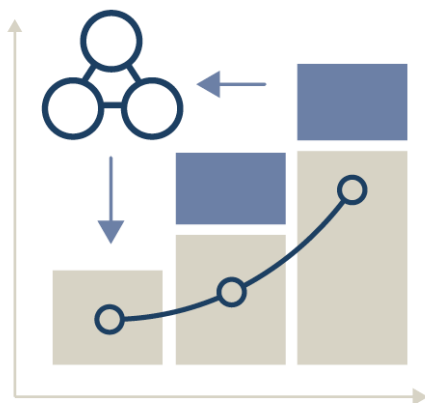
*We guarantee highest level of confidentiality, yet point out that this investment profile cannot be interpreted as an offer to conclude a brokerage agreement. In any case, our obligation to pay a buyer's commission ends 12 months after receipt of the initial offer at the latest, unless otherwise agreed in the meantime.*



## Investment Profile Office

JANUARY 2019

# Income Producing



### LOCATION

- TOP 7 (Berlin, Hamburg, Düsseldorf, Köln, Frankfurt, Stuttgart, München), as well as metropolitan regions
- Established B- and C-locations with institutional investment activities

### CRITERIA

- Stabilized existing objects and portfolios:
  - High credit ranked tenant-mix
  - Diversified sector-mix throughout tenants
  - Long-term location potentials
  - Mid to long-term secured cash-flows
- Forward-deals with at least 50% advance pre-letting

### VOLUME

**20 Mio. – 150 Mio. Euro**

### INVESTMENT-VEHICLE

Regulated and/or unregulated „seperate account“ – mandates with German and International institutional investors such as Pension Funds, Insurances, Trusts, etc.

### INFORMATION

- Meaningful exposé, including full information regarding address as well as further property descriptions that allow identification of the object
- Object images
- Current rent roll, including specifications on lease start, lease-term, lease end, options, GRI, service charges, lettable area, usage
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