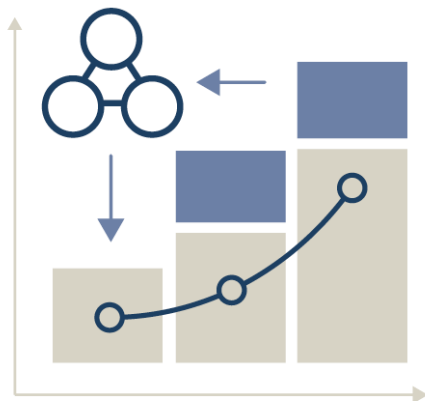


Investment Profile Office

MAY 2020

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
- 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)

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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.

