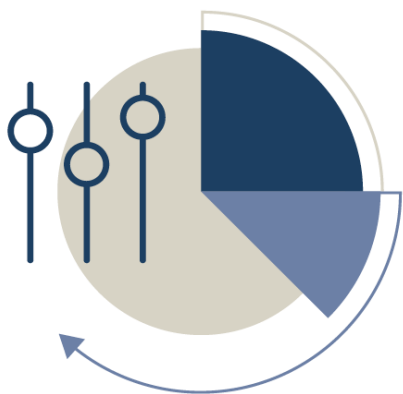


Investment Profile Office

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Creation of Core



Contact:

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LOCATION

- TOP 7 (Berlin, Hamburg, Düsseldorf, Cologne, Frankfurt, Stuttgart, Munich) 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)

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.

