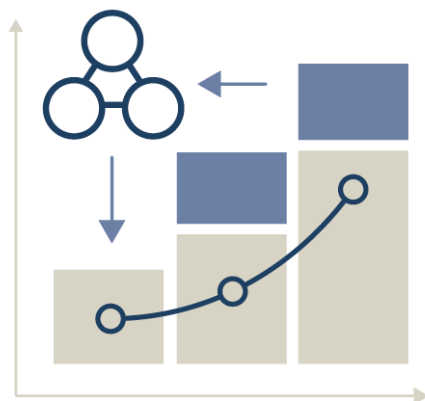


Investment Profile Office

January 2021

Income Producing



Contact:

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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)

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.

