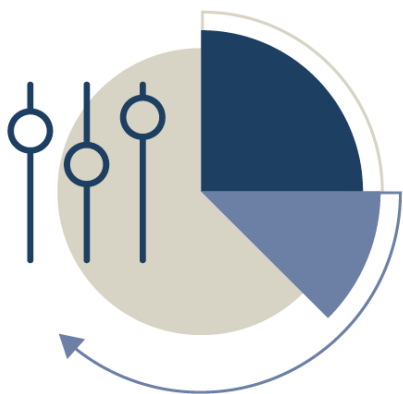


Investment Profile Office

January 2021

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)

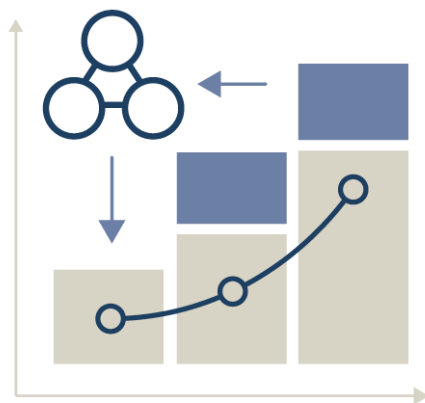
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Investment Profile Office

January 2021

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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