



ASSET CLASS	EUROPEAN FUNDS	OFFICE	RETAIL	HEALTH CARE	RESIDENTIAL	DEVELOPMENT RESIDENTIAL	CORPORATE REAL ESTATE, LIGHT INDUSTRIAL
USAGE	Office buildings	Office buildings (incl. mixed use)	Retail, high-street properties, retail parks, shopping centres	Nursing Homes, Assisted Living Facilities, Medical Office Buildings MOBs (medical centres, health centres)	Apartment buildings, suburbs of single family houses, micro living, retail, restaurants as well as residential and commercial buildings	Plots/properties which are suitable for residential development	Multi-tenant buildings with mixed use, business parks, logistic buildings, production facilities
MACRO LOCATION	Metropolitan areas in Europe	A- and B-cities in Germany	Germany	Focus on Western German states, cities > 7,500 inhabitants or catchment area > 25,000 inhabitants, purchasing power min. 90, conurbations with high centralisation	Prime cities and surrounding area, secondary cities, university towns in Germany	Greater Cologne, Düsseldorf, Aachen, Muenster, Greater Frankfurt (Rhine-Main), Wiesbaden, Mayence, Darmstadt, Greater Munich, Berlin/Potsdam	Germany, prime and secondary cities
MICRO LOCATION	City centre / CBD	Very good or good micro locations	Pedestrian areas, inner city, district centres	Central location with good infrastructure and/ or connection to hospital, residential surrounding area	Long-term rentable locations	Urban areas with existing infrastructure (local supply, education, public transport, etc.), preferable in central areas and good suburban areas	Inner city and peripheral urban locations
CONSTRUCTION YEAR	Existing buildings, new buildings	Existing and new buildings, old buildings with historical character (construction year before 1948)	Existing buildings, new buildings	Existing buildings max. 10 years old, developments	Existing buildings, developments (forward deals)	Undeveloped or developed sites, already planned properties	Existing & new buildings, developments
VOLUME	€ 20m to € 60m	€ 8m to € 100m	€ 10m to € 120m	€ 5m to € 35m	€ 2m to € 40m	€ 1m upwards per property/ Realisable flats: 15 accomandation units upwards	€ 5 to € 35m
RISK CLASS (gross initial yield)	Core (min. 5.0 %)	Core to Core plus	Core to Core plus (min 5.0 %)	Core (min. 6.0 %)	Core to Value Add (min. 4.5 %)		Core to Value add (min. 5.5 %)
OCCUPANCY RATE	Minimum 90 %	Minimum 80%	Minimum 80 %	Minimum 90 %	100 %	Vacant or let	Minimum 80%
COMMENT	<ul style="list-style-type: none"> Focus on trophy assets respectively landmark buildings 	<ul style="list-style-type: none"> Good building quality and lease structure with focus on multi tenant properties Portfolios with corresponding single asset values 	Shopping Centre: <ul style="list-style-type: none"> Min. rental area of 15,000 sqm 	<ul style="list-style-type: none"> WALT Nursing Homes, Assisted Living: > 15 y. WALT MOBs: > 8 y. Double-net contracts No maintenance backlog Experienced management 	<ul style="list-style-type: none"> Portfolios > € 40m 	<ul style="list-style-type: none"> All kinds of properties which can be turned into residential space, tear down or new build With or without planning regulations Conversion areas, future developed land 	<ul style="list-style-type: none"> Focus on multi tenant properties Assets should be flexible, separable and extensible Usage should be reversible and be suitable for alternative uses

Contacts



Hans Stuckart
Hans.Stuckart@corpussireo.com
Phone: +49 6104 664 -210



Sönke Ezell
Soenke.Ezell@corpussireo.com
Phone: +49 6104 664-231



Christoph Jauck
Christoph.Jauck@corpussireo.com
Phone: +49 221 39900-763



Sebastian Schlansky
Sebastian.Schlansky@corpussireo.com
Phone: +49 40 879721-310



Jochen Worrigen
Jochen.Worrigen@corpussireo.com
Phone: +49 221 39905-396



Anett Barsch
Anett.Barsch@corpussireo.com
Phone: +49 221 2025-876



Marco Ackermann
Marco.Ackermann@corpussireo.com
Tel. +49 6104 664-157

Note:
Please note that this acquisition profile does not present an offer to conclude an estate agent's contract. Rather, its sole purpose is to provide information about the activities of CORPUS SIREO and the investment targets of its clients. We make express mention of the fact that we pay agent's fees exclusively on the basis of written estate agent's contracts signed by us.