



Office



Retail



Hotel



Logistics

Investment volume	<ul style="list-style-type: none"> Individual properties starting from 30 million euros. Portfolios 	<ul style="list-style-type: none"> Individual properties starting from 30 million euros. Portfolios 	<ul style="list-style-type: none"> Individual properties starting from 30 million euros. Portfolios 	<ul style="list-style-type: none"> Individual properties starting from 30 million euros. Portfolios
Classification	<ul style="list-style-type: none"> Core Core Plus 	<ul style="list-style-type: none"> Shopping centres in city and town centres Regional shopping centres Specialist stores and local supplies centres High street retailers 	<ul style="list-style-type: none"> 2-, 3-, 4- and 5-star-hotels Lease agreements; no management contracts. 	<ul style="list-style-type: none"> Logistics centres Distributions centres City logistics centres
Locations	<ul style="list-style-type: none"> Metropolitan and densely populated areas. Established office locations. Good access to local public transport. 	<ul style="list-style-type: none"> Established retail locations Very central and high degree of purchasing power Good infrastructural accessibility 	<ul style="list-style-type: none"> Preferably prime locations Preferably city hotels Distinguished locations 	<ul style="list-style-type: none"> National and international logistics hubs Metropolitan regions Good traffic connections through airport, road, rail and water
Properties	<ul style="list-style-type: none"> Energy-efficient and sustainable properties, best case certified according to e.g. BREEAM, DGNB, HQE or LEED. Less than ten years old. Alternatively: last remodelling or renovation less than five years ago. No maintenance backlog. Possibly of third-party use. Adequate number of parking spaces 	<ul style="list-style-type: none"> Energy-efficient and sustainable properties, best case certified according to e.g. BREEAM, DGNB, HQE or LEED Very good condition with no maintenance backlog Adequate number of parking spaces 	<ul style="list-style-type: none"> Energy-efficient and sustainable properties, best case certified according to e.g. BREEAM, DGNB, HQE or LEED Less than ten years old Alternatively: last remodelling or renovation less than five years ago Very good condition with no maintenance backlog Minimum of 120 rooms Good business and leisure mixture 	<ul style="list-style-type: none"> Energy-efficient and sustainable properties, best case certified according to e.g. BREEAM, DGNB, HQE or LEED Less than ten years old Very good condition; no maintenance backlog Modern building configuration and excellent multifunctionality(e.g. ceiling height over 10.50 m, large column grid, high capacity load limits)
Tenancy agreements	<ul style="list-style-type: none"> Minimum term of five years for single-tenant / minimum average term of five years for multi-tenant properties. Minimum occupancy rate of 75 %, may be lower for excellent locations. Creditworthy tenants. Standard terms for indexation and operating expenses 	<ul style="list-style-type: none"> Minimum average lease term of five years Full occupancy preferred Strong anchor tenants; tenants with excellent creditworthiness Good sector and tenant mix Standard terms for indexation and operating expenses 	<ul style="list-style-type: none"> 15-year lease agreement; possible shorter term for outstanding properties Renowned international hotel chains Standard market practice maintenance agreements Standard terms for indexation and operating expenses 	<ul style="list-style-type: none"> Minimum term of five years (WALT) Minimum occupancy rate of 80 % Creditworthy tenants Standard market practice maintenance regulations Standard terms for indexation and operating expenses



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Tip: Please note that this acquisition profile does not present an offer to conclude an estate agent's contract. Inversely, we consider each of your written and qualified property quotes as an offer to conclude an estate agent's contract, which would become effective if we accepted the offer on a case to case basis.