


 Office	 Retail	 Hotel	 Logistics
Investment	<ul style="list-style-type: none"> ■ Individual properties starting from 30 million euros ■ Portfolios ■ Joint Ventures starting from 250 million euros 	<ul style="list-style-type: none"> ■ Individual properties starting from 30 million euros ■ Portfolios ■ Joint Ventures starting from 250 million euros 	<ul style="list-style-type: none"> ■ Individual properties starting from 30 million euros ■ Portfolios ■ Joint Ventures starting from 250 million euros 	<ul style="list-style-type: none"> ■ Individual properties starting from 30 million euros ■ Portfolios ■ Joint Ventures starting from 250 million euros
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 road, rail, water and airport
Properties	<ul style="list-style-type: none"> ■ Energy-efficient and sustainable properties, certified under internationally recognized labels ■ Less than 15 years old. ■ Alternatively: last remodelling or renovation less than 10 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, certified under internationally recognized labels ■ Very good condition with no maintenance backlog ■ Adequate number of parking spaces 	<ul style="list-style-type: none"> ■ Energy-efficient and sustainable properties, certified under internationally recognized labels ■ Less than 10 years old ■ Alternatively: last remodelling or renovation less than 5 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, certified under internationally recognized labels ■ Less than 10 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 average lease term (WALT) of 5 years; possible shorter term for excellent locations ■ Minimum occupancy rate of 75 %; may be lower for outstanding properties. ■ Creditworthy tenants. ■ Standard terms for indexation and operating expenses 	<ul style="list-style-type: none"> ■ Minimum average lease term (WALT) of 5 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"> ■ 10-year lease agreement ■ Renowned international hotel chains ■ Standard market practice maintenance agreements ■ Standard terms for indexation and operating expenses 	<ul style="list-style-type: none"> ■ Minimum average lease term (WALT) of 5 years ■ Minimum occupancy rate of 80 %; developments possible without pre-let ■ Creditworthy tenants ■ Standard market practice maintenance regulations ■ Standard terms for indexation and operating expenses

Deka Immobilien Acquisition Profiles

Investment criteria



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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.