

# Social Infrastructure

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|-----------------------|--|
| Property Type         | <ul style="list-style-type: none"> <li>Modern properties with stable value over the long term, in particular in the sectors: healthcare, social housing (with either a state or private general lease), state institutions and education.</li> </ul> |
| Location              | <ul style="list-style-type: none"> <li>Chiefly Germany, but also selected European countries</li> <li>A, B or C locations</li> </ul>   |
| Tenants               | <ul style="list-style-type: none"> <li>A credit rating of <i>good to very good</i></li> <li>Multi and single tenant</li> <li>In the case of operator-run properties: experienced operators with an established business model</li> </ul>             |
| Letting Situation     | <ul style="list-style-type: none"> <li>Long-term leases with a minimum term of 10 years</li> <li>Indexation in line with the prevailing market</li> </ul>  |
| Occupancy/Pre-letting | <ul style="list-style-type: none"> <li>No structural vacancies</li> </ul>  |
| Age                   | <ul style="list-style-type: none"> <li>Modern (new developments, buildings completed after 2000 with ongoing maintenance, refurbished/modernised older buildings)</li> <li>Properties with extensive modernisation required on request</li> </ul>    |
| Volume                | <ul style="list-style-type: none"> <li>Approximately EUR 5 - 50 million</li> </ul>   |
| Project Developments  | <ul style="list-style-type: none"> <li>Possible, but no assumption of project development risks</li> </ul>   |
| Contract Types        | <ul style="list-style-type: none"> <li>Asset deals, share deals, forward purchase solutions</li> </ul>   |
| Other                 | <ul style="list-style-type: none"> <li>Portfolio purchase possible</li> <li>Preferably with certifications</li> </ul>  |

Disclaimer: Please note that these investment criteria do not constitute an offer for the conclusion of a brokerage contract. Should you send us a written offer, we will consider it an offer for the conclusion of a brokerage contract which is, however, only concluded on an individual basis by our acceptance thereof.

## Creating and Retaining Value

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