

# Purchase Criteria | Office

Investment Strategy	<ul style="list-style-type: none"> <li>Core, CorePlus &amp; Value Add</li> </ul>
Location	<ul style="list-style-type: none"> <li>Germany, Austria, Netherlands, Finland, UK, Belgium &amp; Denmark</li> <li>A &amp; B locations</li> <li>Good public transport connections</li> </ul>
Volume	<ul style="list-style-type: none"> <li>At least EUR 10 million (individual properties)</li> <li>At least EUR 25 million (portfolio)</li> </ul>
Letting Situation	<ul style="list-style-type: none"> <li>0–100% occupancy rate</li> <li>Anchor tenants with good to very good credit ratings</li> <li>Single and multi-tenant</li> <li>Market-driven indexation</li> <li>No structural vacancy</li> </ul>
Project Developments	<ul style="list-style-type: none"> <li>Possible – no assumption of project development risks</li> </ul>
Contract Types	<ul style="list-style-type: none"> <li>Asset deals, share deals and forward deals/funding possible</li> </ul>
ESG	<ul style="list-style-type: none"> <li>Certifications are preferable</li> <li>No stranded assets</li> <li>Properties with active ESG management potential sought</li> </ul>
Other	<ul style="list-style-type: none"> <li>Conversions from commercial to residential</li> <li>Properties with active rental and ESG potential</li> <li>No partial ownership</li> </ul>

## Creating and Retaining Value

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### 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.

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