

Investment Profile

	Classification	Location	Volume	Criteria
Office	Core	Top 7 cities (A & B locations) B-cities (A locations)	15 – 300m Euro	<ul style="list-style-type: none"> • High occupancy rate (> 90%) • Long-term leases (> 7 years) • Ideally fully indexed rental contracts
	Core (projects)	Top 7 cities (A & B locations) B-cities (A locations)	50 – 300m Euro	<ul style="list-style-type: none"> • Forward Deals (payment at the start of the lease), no Forward Fundings • Occupancy rate > 70% • Ideally fully indexed rental contracts
	Core Plus	Top 7 cities (A & B locations) B-cities (A locations) Regional centers (A locations)	15 – 300m Euro	<ul style="list-style-type: none"> • Occupancy rate > 50% • Short- / medium-term leases
	Value-Add	Top 7 cities (A & B locations) B-cities (A locations)	10 – 100m Euro	<ul style="list-style-type: none"> • Occupancy rate < 50% • Short-term leases • Possible: Repositioning, lease-up, restructuring etc.. • Not possible: structural changes, new developments, additional storeys etc.
Retail	Core	Top 7 cities (A & B locations) B-cities (A locations) Regional centers & mid-sized cities	10 – 100m Euro	<ul style="list-style-type: none"> • Excellent or good locations • Tenant mix with food anchor • Long-term leases (> 7years) • Creditworthy tenants • Forward Deals (payment at the start of the lease), no Forward Fundings
	Core Plus	Regional centres, mid- & lower-sized cities Large & small cities		<ul style="list-style-type: none"> • Tenant mix with food anchor • Long-term leases (> 7 years) • Creditworthy tenants
Logistics & Light Industrial	Core Plus	Established logistic locations	5 – 50m Euro	<ul style="list-style-type: none"> • WALT > 2 years • Possible: lease-up, repositioning etc.. • Not possible: land plots, re-developments, heavy refurbishments etc.
	Value-Add	Established logistic locations		<ul style="list-style-type: none"> • WALT < 2 years • Possible: lease-up, repositioning, heavy refurbishments etc. • Not possible: land plots, re-developments etc.



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