

| | | OFFICE | HOTEL | LOGISTIC / DATA CENTRE | RESIDENTIAL |
|--------------|---------------------|--|--|---|--|
| LOCATION | Macro | > 250.000 inhabitants with positive population forecast | > 1.000.000 inhabitants | Periphery of Top 10 in Germany and logistical clusters | > 100.000 inhabitants with positive population forecast |
| | Micro | Excellent micro location with development potential and good infrastructure | Excellent micro location with development potential and optimal infrastructure | Excellent traffic infrastructure, autobahn in proximity (max. 10 km distance) for logistics and high performance electricity network for data centres | A- to C-locations with development potential and good infrastructure |
| INVESTMENT | Volume | > 15 mio. € | > 10 mio. € | > 1 mio. € | > 25 mio. € |
| | Area | > 5.000 m² BGF | > 3.000 m² BGF, or 85 keys | Logistic site with > 25.000 m² Data centre site with > 5.000 m² | > 30.000 m² BGF |
| | Structure | Asset or share deal | Asset or share deal | Asset or share deal | Asset or share deal |
| RISK PROFILE | Focus | Value-Add, Core+, Core | Value-Add, Core+, Core | Opportunistic | Value-Add, Core+, Core |
| | Letting status | WALT < 2 years, 0-100 % occupancy | No operator free or willing to vacate | None | Good lettability |
| | Planning status | Extension potential preferred | Extension potential preferred | No permission preferred | Extension potential preferred |
| | Zoning status | B-Plan or §34 BauGB | B-Plan or §34 BauGB | No B-Plan | B-Plan or §34 BauGB |
| SITUATION | Plots | Built and empty plots, inkl. district developments, re-, green- and brownfield developments | | | |
| | Existing properties | Low WALTs for re-developments and densifications - for residential portfolios more than 20 units | | | |
| REQUIREMENTS | Key facts | Full address, site plan, permit and letting status, price expectations, info regarding structure: asset/ share | | | |
| EXCLUSION | Criteria | Office with long residual lease term (WALTs > 2 years), developments with building permit, part ownership and leaseholds | | | |