

## Profile of Requirements

### Offices in Europe

Areas/Locations	Requirements
<ul style="list-style-type: none"> <li>• <b>BeNeLux, France, Austria, Great Britain, Scandinavia</b></li> <li>• <b>Metropolitan areas and major cities</b></li> <li>• <b>prime or good locations</b></li> </ul>	<ul style="list-style-type: none"> <li>• Investment volume: 8-35 m € per property (Portfolios: minimum 8 m € per property)</li> <li>• Existing properties and developments (ready for immediate occupancy)</li> <li>• Building age: up to 15 years (refurbishments will be credited)</li> <li>• High-quality properties with stable and sustainable cash flow</li> <li>• Small scale re-letting possibilities</li> <li>• High occupancy rate, at least 80 % solvent tenants (rental guarantee for vacant areas)</li> <li>• At least 5 years weighted average duration of remaining lease terms</li> <li>• Mixed use (office, retail, residential) is acceptable</li> <li>• No part ownership, no ground lease</li> <li>• Asset deal (preferred) and share deal</li> </ul>

Our data requirements are as follows	
<ul style="list-style-type: none"> <li>• Official site plan</li> <li>• Up-to-date land certificate</li> <li>• Declaration of historic preservation status, renovation and preservation statute</li> </ul>	<ul style="list-style-type: none"> <li>• Floor plans and calculation of areas</li> <li>• Statement of cash flow and vacancy status</li> <li>• Draft lease agreement</li> <li>• Listing of lease periods, indexation and options for all units</li> </ul>

Transaction conditions
<ul style="list-style-type: none"> <li>• Transactions can be conducted as asset deal or share deal.</li> <li>• A rigorous timeline for the process does not present a problem to us.</li> <li>• We consider the possibility of pursuing an extensive due diligence compulsory.</li> </ul>

**This profile of requirements does not represent an offer to conclude a real estate agent agreement. We consider real estate exposés as offers which may only result in a real estate agent agreement if the offer has been explicitly accepted by us. We are not obligated to return any of the documents sent to us.**