

Profile of Requirements

Retail in Europe

Areas/Locations	Requirements
<ul style="list-style-type: none"> • BeNeLux, France, Austria, Great Britain, Scandinavia, Italy • Cities with at least 30,000 residents in metropolitan areas, also city areas • Excellent or very good demographical and retail specific local characteristics 	<ul style="list-style-type: none"> • Investment volume: 8-35 m € per property (Portfolios: minimum 8 m € per property) • Existing properties and developments (ready for immediate occupancy) • Inner-city business premises with predominant retail use, retail warehouses • Up to 20 % other types of use (office/residential) • Tenants: solvent chain stores • Remaining lease terms of at least 8-10 years • No permanent vacancy • No fitness- or bowling-centers, cinemas, discotheques • No part ownership, no ground lease • Asset deal (preferred) and share deal

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

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

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.