

## NEIGHBOURHOOD HUBS AND COMMERCIAL BUILDINGS

### Type of real estate

- Neighbourhood hubs with “pull effect” or commercial buildings in high street locations
- Striking individual properties or conglomerates of several associated properties
- Mixed use consisting of retail, offices (< 50 %), as well as various complementary uses (residential, service provision, etc.)
- Local amenities preferred, such as doctors, pharmacies, service provision and restaurants
- Ample parking for cars

### Locations

- Focused on the top 7 locations and attractive metropolises in Europe
- Possibly additional selected major cities, mid-sized and regional towns which have a positive population forecast, are very centralised, and have significant purchasing power and highly attractive projects/properties
- For neighbourhood hubs: located at transport interchanges and/or with high footfall
- For commercial buildings: located in the city centre with high footfall

### Tenant (credit rating)

- Companies with a good to very good credit rating
- No individual tenant taking up more than 50 % of the leased area

### Leasing situation

- Occupancy rate of at least 75 %
- Market-standard indexation, and indexation clauses

### Property condition

- New builds (existing or projects)
- Properties with short- or medium-term need for refurbishment

### Purchase price

- Purchase price volume from € 30 m (depending on the city and location)
- Forward deal structures possible

