

OFFICE

Type of real estate

- Functional office properties (multi- or single-tenant)
- Leased office space > 80% of total area
- Ample parking for cars
- Good capacity for third-party utilisation

Locations

- Top 30 German locations and attractive metropolises in Europe
- Good office position
- Connection to local public transport
- Good local amenities in the direct vicinity

Tenant (credit rating)

- Future-focused companies as tenants
- Good to very good credit rating

Leasing situation

- Long-term lease contracts with a duration of at least 5 years on average
- Occupancy rate of at least 75%
- Market-standard indexation, and indexation clauses

Property condition

- New builds (including projects)
- Older properties in a renewed condition

Purchase price

- Forward deal structures are possible
- Purchase price volumes from €30 m per property

