

RETAIL PARKS

Type of real estate

- Predominantly ground-level building complex with a diverse product offering and a comprehensive wider concept
- Positive perception as a result of highly distinctive recognition features and appealing architecture
- Ample parking for cars

Locations

- Major city regions with positive demographic development and high purchasing power.
- An established position in an urban context or a well-developed suburb is preferred; if applicable, with licensing requirements for similar projects (protection against competition)

Tenant (credit rating)

- 2–3 renowned companies with a good to very good credit rating as anchor tenants
- Supermarket as an anchor tenant
- Tenants from retail that meet regular repeat requirements (pharmacy, discount, etc.)

Leasing situation

- Long-term lease agreements
- Occupancy rate of at least 70%
- Market-standard indexation, and indexation clauses

Property condition

- New builds (existing or projects)
- Also older real estate objects

Purchase price

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

