



# Real Estate Investment Profile

Investment Profiles & Contacts

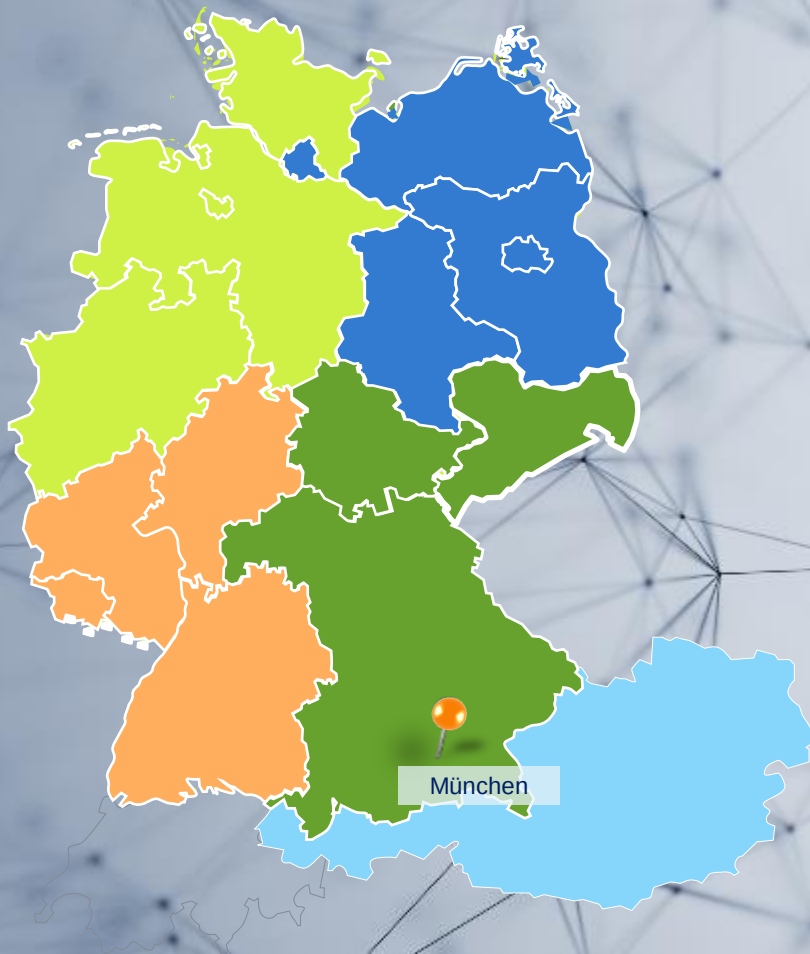
2025

# Investment Profile COMMERCIAL

|                       | Office                                                                                                                                                                                                                                                                                                           | Retail                                                                                                                                                  | Logistics                                                                                                                                             | Hotel                                                                                                                               |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| <b>Risk</b>           | • Core, Core +                                                                                                                                                                                                                                                                                                   | • Core, Core +                                                                                                                                          | • Core                                                                                                                                                | • Core                                                                                                                              |
| <b>Location</b>       | <ul style="list-style-type: none"> <li>• Germany: Top 7-Cities, A-, B- and C-Cities</li> <li>• Europe: Capitals, A- and Cities</li> </ul>                                                                                                                                                                        | • Individual location assessment                                                                                                                        | • Established logistics hubs                                                                                                                          | • Individual location assessment, metropolitan areas preferred                                                                      |
| <b>Property</b>       | <ul style="list-style-type: none"> <li>• Office Property</li> <li>• Office Property with complementary usage types</li> </ul>                                                                                                                                                                                    | <ul style="list-style-type: none"> <li>• Retail Parks</li> <li>• Local Supply Centers</li> <li>• Inner-City Commercial Building</li> </ul>              | <ul style="list-style-type: none"> <li>• Warhouses</li> <li>• Big Box logistics</li> <li>• Last Mile logistics</li> <li>• Light Industrial</li> </ul> | <ul style="list-style-type: none"> <li>• Business Hotels</li> <li>• Leisure Hotels</li> </ul>                                       |
| <b>Letting</b>        | <ul style="list-style-type: none"> <li>• Multi Tenant</li> <li>• Single Tenant</li> <li>• Occupancy &gt; 60%</li> </ul>                                                                                                                                                                                          | <ul style="list-style-type: none"> <li>• High occupancy rate</li> <li>• Longterm rental contracts</li> <li>• Chain stores with good solvency</li> </ul> | <ul style="list-style-type: none"> <li>• Multi Tenant   WALT &gt; 3y</li> <li>• Single Tenant   Longterm contract</li> </ul>                          | <ul style="list-style-type: none"> <li>• Lease agreement</li> <li>• WALT &gt; 15y</li> <li>• Operator with good solvency</li> </ul> |
| <b>ESG</b>            | <ul style="list-style-type: none"> <li>• Certificates such as DGNB, BREEAM, LEED, WELL preferred</li> <li>• Green Lease Clauses preferred</li> <li>• Energy Performance Certificate (EPC): B or better preferred</li> <li>• Standing assets: ESG strategy preferred</li> <li>• Manage-to-ESG possible</li> </ul> |                                                                                                                                                         |                                                                                                                                                       |                                                                                                                                     |
| <b>Quality</b>        | <ul style="list-style-type: none"> <li>• Standing assets: High building quality with traceable running maintenance measures</li> <li>• Developments: Forward Purchase or Forward Funding (&lt; 24 months)</li> </ul>                                                                                             |                                                                                                                                                         |                                                                                                                                                       |                                                                                                                                     |
| <b>Target Regions</b> | <ul style="list-style-type: none"> <li>• D-A-CH Region</li> <li>• Europe: Benelux, Finland, France, Ireland, Portugal, Spain</li> </ul>                                                                                                                                                                          |                                                                                                                                                         |                                                                                                                                                       |                                                                                                                                     |
| <b>Volume</b>         | > EUR 20m                                                                                                                                                                                                                                                                                                        | > EUR 20m                                                                                                                                               | > EUR 20m                                                                                                                                             | > EUR 20m                                                                                                                           |

# Investment Profile LIVING

|                       | Residential                                                                                                                                                                                                                                                                                                      | Micro Living                                                                                                                         | Senior Living                                                                                                                        | Care Living                                                                                                                        | Portfolio                                                                                                                                                                               |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Risk</b>           | Core, Core +                                                                                                                                                                                                                                                                                                     | Core, Core +                                                                                                                         | Core, Core +                                                                                                                         | Core, Core +                                                                                                                       | Core, Core +                                                                                                                                                                            |
| <b>Location</b>       | Economically strong locations and commuter belt locations with established infrastructure and good public transport link                                                                                                                                                                                         | Urban locations in metropolitan cities or university cities                                                                          | Established A, B and C cities with established infrastructure and good public transport link                                         | Individual location assessment with high demand                                                                                    | Established A, B and C cities with established infrastructure                                                                                                                           |
| <b>Property</b>       | <ul style="list-style-type: none"> <li>• Multi-Storey houses</li> <li>• Terraced houses / Semi-detached houses</li> <li>• Residential quarters</li> <li>• Mixed-Use quarters</li> </ul>                                                                                                                          | <ul style="list-style-type: none"> <li>• PBSA and Micro Apartments</li> <li>• Serviced Apartments</li> </ul>                         | <ul style="list-style-type: none"> <li>• Barrier-free living space</li> <li>• Elderly Living</li> </ul>                              | <ul style="list-style-type: none"> <li>• Nursing home</li> <li>• Assisted Living</li> <li>• Combination preferred</li> </ul>       | <ul style="list-style-type: none"> <li>• Multi-Storey houses</li> <li>• Terraced houses / Semi-detached houses</li> <li>• Residential quarters</li> <li>• Mixed-Use quarters</li> </ul> |
| <b>Letting</b>        | <ul style="list-style-type: none"> <li>• PRS and/or Rent regulated</li> <li>• High occupancy rate</li> <li>• No structural vacancy</li> <li>• Commercial share &lt; 30% preferred</li> <li>• Developments: Letting activities by seller or buyer</li> </ul>                                                      | <ul style="list-style-type: none"> <li>• With / without operator</li> <li>• Residential Usage</li> <li>• Commercial Usage</li> </ul> | <ul style="list-style-type: none"> <li>• With / without operator</li> <li>• Residential Usage</li> <li>• Commercial Usage</li> </ul> | <ul style="list-style-type: none"> <li>• Operator</li> <li>• WALT &gt; 15 years</li> <li>• Occupancy &gt; 80%</li> </ul>           | <ul style="list-style-type: none"> <li>• High occupancy rate</li> <li>• No structural vacancy</li> <li>• Commercial share &lt; 30% preferred</li> </ul>                                 |
| <b>ESG</b>            | <ul style="list-style-type: none"> <li>• Certificates such as DGNB, BREEAM, LEED, WELL preferred</li> <li>• Green Lease Clauses preferred</li> <li>• Energy Performance Certificate (EPC): B or better preferred</li> <li>• Standing assets: ESG strategy preferred</li> <li>• Manage-to-ESG possible</li> </ul> |                                                                                                                                      |                                                                                                                                      |                                                                                                                                    |                                                                                                                                                                                         |
| <b>Quality</b>        | <ul style="list-style-type: none"> <li>• Standing assets: High building quality with traceable running maintenance measures</li> <li>• Developments: Forward Purchase or Forward Funding (&lt; 24 months)</li> </ul>                                                                                             |                                                                                                                                      |                                                                                                                                      |                                                                                                                                    |                                                                                                                                                                                         |
| <b>Soft Criteria</b>  | <ul style="list-style-type: none"> <li>• No privatization remains</li> <li>• Expansion potentials possible</li> </ul>                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>• Operator with good solvency and track record</li> <li>• Minimum 100 units</li> </ul>        | <ul style="list-style-type: none"> <li>• Operator with good solvency and track record</li> <li>• Minimum 50 units</li> </ul>         | <ul style="list-style-type: none"> <li>• Operator with good solvency and track record</li> <li>• Minimum 60 care places</li> </ul> | <ul style="list-style-type: none"> <li>• No privatization remains</li> <li>• Minimum single asset: EUR 5mn</li> </ul>                                                                   |
| <b>Target Regions</b> | <ul style="list-style-type: none"> <li>• D-A-CH Region</li> <li>• Europe: Benelux, Finland, France, Ireland, Portugal, Spain</li> </ul>                                                                                                                                                                          |                                                                                                                                      |                                                                                                                                      |                                                                                                                                    |                                                                                                                                                                                         |
| <b>Volume</b>         | > EUR 20m                                                                                                                                                                                                                                                                                                        | > EUR 20m                                                                                                                            | > EUR 20m                                                                                                                            | > EUR 15m                                                                                                                          | up to EUR 500m                                                                                                                                                                          |



## TEAM INVESTMENT MANAGEMENT DACH

### Head of Investment Management D-A-CH



Maximilian Kube  
maximilian.kube@realisag.de  
+49 89 489082 350

### Berlin, Brandenburg, Hamburg, Mecklenburg-Vorpommern, Sachsen-Anhalt



Bernhard Braumandl  
bernhard.braumandl@realisag.de  
+49 89 489082 462



Alessa Sämmer  
alessa.saemmer@realisag.de  
+49 89 489082 176

### NRW | Nord | Pflege D-A-CH



Ralf Maschin  
ralf.maschin@realisag.de  
+49 89 489082 178



Jürgen Zipfel  
juergen.zipfel@realisag.de  
+49 89 489082 177

### Rhein-Main | Baden-Württemberg



René Dempel  
rene.dempel@realisag.de  
+49 89 489082 189



Real I.S. Headquarter

Real I.S. Standort

BayernLB Standort

Dublin

London

Amsterdam

Luxemburg

Paris

München

Mailand

Madrid

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## TEAM INVESTMENT MANAGEMENT INTERNATIONAL

### Head of Investment Management International



Barbara Geidner-Buchelt  
barbara.geidner-buchelt@realisag.de  
+49 89 489082 138

UK | Nordics |  
Irland



Dorothee  
Weidl

Share Deals  
UK  
Niederlande



Enrico  
Diener

Niederlande



Maikel  
Mast

Australien



George  
Koumoukelis

Frankreich |  
BeLux



Alexandre  
Guignard

Frankreich |  
BeLux | Polen



Marcel  
Zimmermann

Spanien |  
Portugal |  
Polen



Christian  
Maurer