



Real Estate Investment Profile

Investment Profiles & Contacts

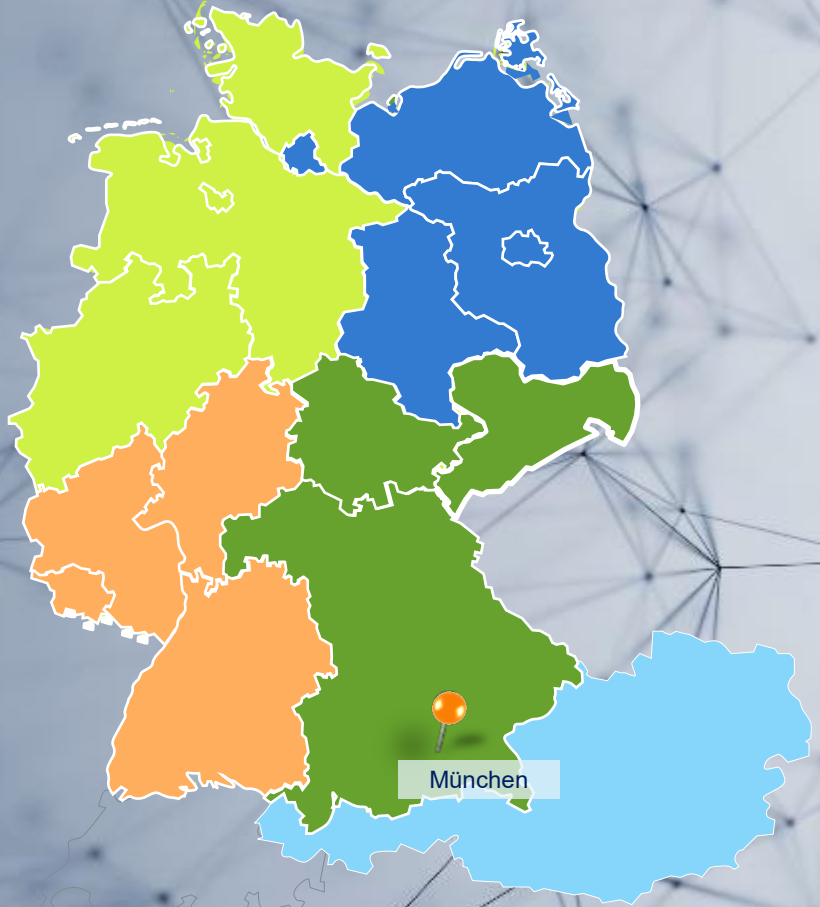
2025

Investment Profile COMMERCIAL

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

Investment Profile LIVING

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



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