Deka Immobilien Investment GmbH Poland Portfolio Edition.

September 2021.





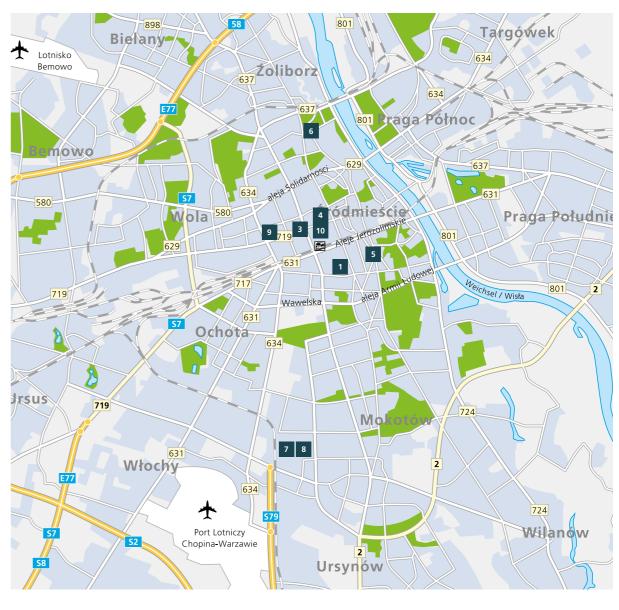
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Overview. Location of the properties in Warsaw.

Warsaw, al. Armii Ludowej 14, IBC
 Warsaw, al. Jana Pawla II 19, Atrium Garden
 Warsaw, al. Jana Pawla II 17, Atrium ONE
 Warsaw, ul. Grzybowska 5A, Grzybowska Park
 Warsaw, ul. Mokotowska 49, Mokotowska SQUARE
 Warsaw, ul. Bonifraterska 17, North Gate
 Warsaw, ul. Domaniewska 50 A, Match Point A
 Warsaw, ul. Domaniewska 50 B, Match Point B
 Warsaw, ul. Towarowa 28, Generation Park Z
 Warsaw, ul. Emilii Plater 49, InterContinental Hotel



al. Armii Ludowej 14. IBC. 00-638 Warsaw.

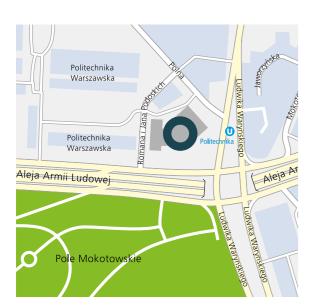




Facts.

- Year built: 2002/2005.
- Modern office and retail building.
- 2 linked buildings.
- 2 separate entrances to the building.
- 2 modern elevator cores with 4/5 elevators each.
- Retail locations on the ground floor.
- Control via building management systems.
- Efficient air-conditioning/ventilation system
- Suspended ceilings and raised floors in the rental
- 4 office units possible per floor.
- Flexible division into individual, group or open plan offices.





- Good location in the city centre south.
- Metro station in front of the building.
- Various bus lines in front of the building.
- Taxi stand in front of the building. One Metro station to the city centre.
- International airport about a 15-minute
- Ideal access to infrastructure.



al. Armii Ludowej 14. IBC. 00-638 Warsaw.

Rental space.			
Floor	Rental space	Available space	Type of space
12 th	764 sq.m	let	office
11 th	1,455 sq.m	let	office
10 th	1,461 sq.m	1,461 sq.m	office
9 th	2,269 sq.m	let	office
8 th	3,427 sq.m	let	office
7 th	3,428 sq.m	let	office
6 th	3,426 sq.m	let	office
5 th	3,509 sq.m	1,099 sq.m	office
4 th	3,510 sq.m	let	office
3 rd	3,508 sq.m	349 sq.m	office
2 nd	3,551 sq.m	let	office
1 st	3,565 sq.m	549 sq.m	office
Ground Floor	944 sq.m	let	office
Ground Floor	2,249 sq.m	let	retail/catering
Ground Floor	27 sq.m	let	storage
Total	37,093 sq.m		
Parking	21 spaces	let	surface
Parking	275 spaces	10 spaces	underground
Total	310 sq.m		





www.internationalbusinesscenter.pl www.deka-stars-poland.pl

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Deka Immobilien Investment GmbH

al. Jana Pawla II 19. Atrium Garden. 00-854 Warsaw.





Facts.

- Year built: 2009.
- Office building consisting of 9 and 15-storey
- Attractive façade of natural stone and granite
- Flat roof with roof terrace available.
- 2 covered courtyards.
- 3-floor underground car park with adequate car parking spaces.
- Heated and ventilated underground car park.
- Spacious lobby with reception area.
- Refurbishment of entrance hall and main door 2017/2018.
- 8 passenger lifts and 1 goods lift available.
- Café + Restaurant available on the ground floor.
- Good natural lighting and sun protective glazing.
- Suspended ceilings with integrated lighting
- High level of technical equipment and air-conditioning.
- Heating provided by district heating.
- 4 sanitary cells per floor, with 2 in the upper
- Alarm system and access control.
- Fire alarm system and CCTV monitoring.
- BREEAM In-Use: Building Mgmt. (excellent) / Asset (very good).





- Warsaw, in the core area CBD.
- Located on major, north-south city link.
- Metro and tram stops in the direct vicinity of the property.
- Central station is just a 10-minute walk away.
- Good local amenities.





al. Jana Pawla II 19. Atrium Garden. 00-854 Warsaw.

Rental space.			
Floor	Rental space	Available space	Type of space
14 th	769 sq.m	let	office
13 th	768 sq.m	let	office
12 th	757 sq.m	let	office
11 th	759 sq.m	let	office
10 th	759 sq.m	759 sq.m	office
9 th	740 sq.m	let	office
8 th	1,866 sq.m	let	office
7 th	1,864 sq.m	let	office
6 th	1,958 sq.m	let	office
5 th	1,958 sq.m	let	office
4 th	1,957 sq.m	let	office
3 rd	1,955 sq.m	let	office
2 nd	1,935 sq.m	let	office
1 st	1,677 sq.m	517 sq.m	office
Ground Floor	75 sq.m	let	office
Ground Floor	1,106 sq.m	let	retail/catering
Total	20,902 sq.m		
Parking	220 spaces	5 spaces	underground
Archive	172 sq.m	40 sq.m	storage

4th Floor.





www.atriumgarden.pl www.deka-stars-poland.pl

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al. Jana Pawla II 17. Atrium ONE. 00-854 Warsaw.





Facts.

- Year built: 2013.
- 15-storey office and retail building with 4 basement floors.
- Attractive façade of natural stone, metal and glass.
- Underground car parking spaces heated and ventilated.
- 7 elevators.
- Bakery and service areas on the ground floor.
- Ceramic floor tiles in the foyer and revolving door system.
- Access control, security, 24h CCTV.
- Bright rooms with floor-to-ceiling windows.
- Office floor planned as an open-plan office.
- Suspended ceilings, raised floors.
- LEED for Core & Shell (platinum).



Location.

- Warsaw, in the core area CBD.
- Located on major, north-south city link.
- Metro and tram stops in the direct vicinity of the property.
- Central station is just a 10-minute walk away.
- Good local amenities.



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al. Jana Pawla II 17. Atrium ONE. 00-854 Warsaw.

Floor	Rental space	Available space	Type of space
14 th	1,181 sq.m	let	office
13 th	1,182 sq.m	let	office
12 th	1,181 sq.m	let	office
11 th	1,182 sq.m	let	office
10 th	1,182 sq.m	let	office
9 th	1,181 sq.m	let	office
8 th	1,174 sq.m	let	office
7 th	1,171 sq.m	let	office
6 th	1,172 sq.m	let	office
5 th	1,173 sq.m	let	office
4 th	1,421 sq.m	let	office
3 rd	1,312 sq.m	let	office
2 nd	1,315 sq.m	let	office
1 st	1,163 sq.m	let	office
Ground Floor	16 sq.m	let	office
Ground Floor	842 sq.m	let	retail/catering
Total	17,847 sq.m		
Parking	149 spaces	let	underground
Archive	265 sq.m	let	storage

4th Floor.





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ul. Grzybowska 5A. Grzybowska Park. 00-132 Warsaw.





Facts.

- Year built: 2009.
- Prestigious 7-storey office building.
- Modern reinforced concrete skeleton design with sandstone façade.
- 1st and 2nd sublevels; heated/ventilated underground car park.
- 4 elevators available.
- Flat roof with internal roof drainage.
- Retail and catering units on the ground floor.
- Lobby over 2 floors with granite floor in the foyer.
- Security system (access / CCTV monitoring, alarm
- Air-conditioning, heating provided by district
- Office spaces divisible in up to 3 rental areas.
- Flexible layout.
- Insulating glazing and internal solar protection available
- Good natural lighting.
- Suspended ceilings with integrated lighting and ventilation.
- High level of technical equipment, such as raised floors available.
- Clear floor height in the office spaces of 2.70 m.
- BREEAM In-Use: Asset (very good)/ Building Mgmt. (very good).



Location.

- Warsaw CBD.
- Easy to reach by car.
- About 300 m to the nearest Metro station, good public transport link.
- Good local amenities in the direct vicinity.
- Unhindered view of the Palace of Culture and Science.
- Surrounded to the south and east by a small park.



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ul. Grzybowska 5A. Grzybowska Park. 00-132 Warsaw.

Rental space.			
Floor	Rental space	Available space	Type of space
7 th	1,301 sq.m	1,301 sq.m	office
6 th	1,397 sq.m	let	office
5 th	1,404 sq.m	let	office
4 th	1,401 sq.m	let	office
3 rd		let	office
2 nd		714 sq.m	office
1 st		1,218 sq.m	office
Ground Floor	28 sq.m	let	office
Ground Floor	815 sq.m	let	retail/catering
Total	10,364 sq.m		
Parking	66 spaces	25	underground
Archive	19 sq.m	14 sq.m	storage

2nd Floor.





www.grzybowskapark.pl www.deka-stars-poland.pl

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ul. Mokotowska 49. Mokotowska SQUARE. 00-526 Warsaw.





Facts.

- Year built: 2011.
- 7-storey office building with retail space.
- Mezzanine on the ground floor.
- Two-storey lobby.
- Retail space on the round floor (bank, boutiques, coffee shop).
- 4 elevators.
- Class A standard office equipment.
- Air-conditioning system.
- Suspended ceilings and raised floors.
- Access control.
- CCTV monitoring of the public areas.
- Clear room height 2.70 m.
- Flexible layout of the floors.
- Rental possible from 300 sq.m to 1,200 sq.m.
- BREEAM certificate (good).



Piękna

Location.

- Very good location in the city centre.
- In a fully established district.
- Easy to reach, excellent links to public transport.
- Local amenities and catering in the direct vicinity.
- Up-and-coming fashion trade location (ul. Mokotowska).



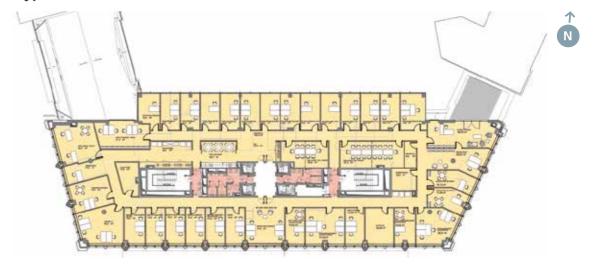


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ul. Mokotowska 49. Mokotowska SQUARE. 00-526 Warsaw.

Rental space.			
Floor	Rental space	Available space	Type of space
6 th		let	office
5 th	1,249 sq.m	let	office
4 th		let	office
3 rd		let	office
2 nd		let	office
1 st		let	office
Mezzanine	765 sq.m	let	office
GF / Mezzanine		let	retail
GF	201 sq.m	175 sq.m	office
Total	9,957 sq.m		
Parking	65 spaces	4 spaces	underground
Archives			
-1 st	231 sq.m	30 sq.m	storage
Total	231 sq.m		

Typical Floor.





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ul. Bonifraterska 17. North Gate. 00-203 Warsaw.





Facts.

- Year built: 2008.
- Prestigious 10-storey office building.
- Additional 24-storey office tower integrated.
- Two spacious entrances.
- A prestigious foyer.
- Heated and ventilated underground car park.
- 13 elevators.
- 4 high-speed elevators are located in the tower.
- High level of technical equipment.
- Air-conditioning and heating provided by district
- Raised floors in the office levels.
- Suspended ceilings in the office levels.
- Clear height 2.70 m in the office levels.
- Flexible layout.
- BREEAM In-Use: Asset (very good) / Building Mgmt. (very good).



Location.

- Warsaw, northern inner-city.
- Excellent public transport links.
- International airport about a 40-minute ride away.



ul. Bonifraterska 17. North Gate. 00-203 Warsaw.

Rental space.			
Floor	Rental space	Available space	Type of space
24 th	870 sq.m	let	office
23 rd	939 sq.m	let	office
22 nd	939 sq.m	let	office
21 st	939 sq.m	let	office
20 th	939 sq.m	let	office
19 th	939 sq.m	let	office
18 th	941 sq.m	let	office
17 th	939 sq.m	let	office
16 th	939 sq.m	let	office
15 th	939 sq.m	let	office
14 th	939 sq.m	let	office
13 th	939 sq.m	let	office
12 th	939 sq.m	let	office
11 th	914 sq.m	let	office
10 th	1,748 sq.m	let	office
9 th	1,629 sq.m	let	office
8 th	1,624 sq.m	let	office
7 th	2,240 sq.m	let	office
6 th	2,241 sq.m	let	office
5 th	2,073 sq.m	let	office
4 th	2,113 sq.m	let	office
3 rd	1,917 sq.m	438 sq.m	office
Ground Floor	361 sq.m	361 sq.m	office
Ground Floor	649 sq.m	99 sq.m	retail
Total	29,649 sq.m		
Parking (all floors)	308 spaces	54 spaces	underground

Floor OG 03 - OG 10.



www.north-gate.pl www.deka-stars-poland.pl

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Floor OG 11 – OG 24.



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ul. Domaniewska 50 A. Match Point A. 02-672 Warsaw.





Facts.

- Year built: 2005.
- Prestigious 7-storey office building.
- Reinforced concrete skeleton design.
- Aluminium-glass façade with insulating glazing.
- External solar protection available.
- Heated and ventilated underground car park.
- Granite floor in the foyer/revolving door system.
- 3 elevators and 2 sanitary cells on all floors.
- Flat roof / internal roof drainage.
- Good natural lighting and ventilation.
- Suspended ceilings in the corridors.
- Integrated ventilation in the office areas.
- Raised floors in the office floors / clear height 3.80 m / 3.00 m.
- High level of technical equipment.
- Air-conditioning and heating provided by district
- Alarm system, access control and fire alarm system.
- CCTV monitoring of the public areas.



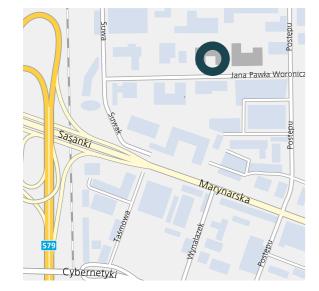


- Warsaw, Mokotów District.



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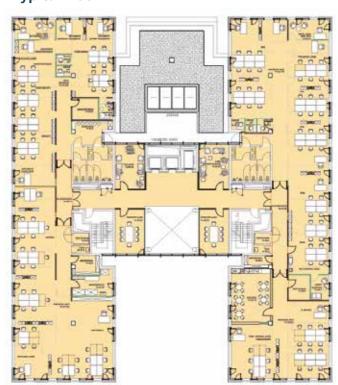
Location.

- International airport about a 10-minute
- Good links to public transport.
- Bus and tram lines in the direct vicinity.

ul. Domaniewska 50 A. Match Point A. 02-672 Warsaw.

Rental space.			
Floor	Rental space	Available space	Type of space
5 th	1,384 sq.m	139 sq.m	office
4 th	1,406 sq.m	981 sq.m	office
3 rd	1,369 sq.m	let	office
2 nd	1,343 sq.m	1,343 sq.m	office
1 st	1,293 sq.m	1,293 sq.m	office
Ground Floor	1,356 sq.m	530 sq.m	office
Total	8,151 sq.m	1,369 sq.m	
Indoor parking	131 spaces	105 spaces	underground
Outdoor parking	86 spaces	12 spaces	surface
Total	217 spaces		
Archive			
-1 st	236 sq.m	273 sq.m	archive
Total	236 sq.m		

Typical Floor.







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ul. Domaniewska 50 B. Match Point B. 02-672 Warsaw.





Facts.

- Year built: 2005.
- Prestigious 7-storey office building.
- Reinforced concrete skeleton design.
- Aluminium-glass façade with insulating glazing.
- External solar protection available.
- Heated and ventilated underground car park.
- Granite floor in the foyer/revolving door system.
- 3 elevators and 2 sanitary cells on all floors.
- Flat roof / internal roof drainage.
- Good natural lighting and ventilation.
- Suspended ceilings in the corridors.
- Integrated ventilation in the office areas.
- Raised floors in the office levels / clear height 3.80 m / 3.00 m.
- High level of technical equipment.
- Air-conditioning and heating provided by district
- Alarm system, access control and fire alarm system.
- CCTV monitoring of the public areas.





- Warsaw, Mokotów District.
- International airport about a 10-minute
- Good links to public transport.
- Bus and tram lines in the direct vicinity.



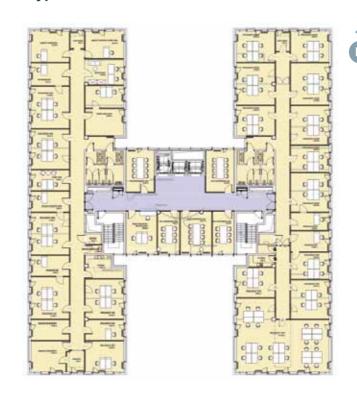




ul. Domaniewska 50 B. Match Point B. 02-672 Warsaw.

Rental space.			
Floor	Rental space	Available space	Type of space
5 th	1,327 sq.m	let	office
4 th	1,327 sq.m	let	office
3 rd	1,327 sq.m	1,327 sq.m	office
2 nd	1,327 sq.m	1,327 sq.m	office
1 st	1,327 sq.m	1,327 sq.m	office
Ground Floor	1,327 sq.m	let	office
Total	7,962 sq.m		
Indoor parking	131 spaces	118 spaces	underground
Outdoor parking	87 spaces	40 spaces	surface
Total	219 spaces		
Archive	663 sq.m	663 sq.m	storage
-1 st	324 sq.m	324 sq.m	storage
Total	324 sq.m		

Typical Floor.





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ul. Towarowa 28. Generation Park Z. 00-847 Warsaw.





Facts.

- Year built: 2019.
- 8 elevators (6 passenger, 1 parking, 1 cargo).
- Class A office building.
- Building App.
- The spatial lobby with clear height of 9.8 m has been designed in Scandinavian style with natural finishing materials.
- Post-bolt facade on the ground floors and partly on +1 and +2.
- Modular facade on the upper floors.
- Air conditioning vents located in chilled beams in a suspended ceiling.
- The ground floor provides number of amenities including a Green Coffee shop, a restaurant as well as co-working and relaxation premises in the lobby.
- The top usable floor (13th) will enjoy 544 sqm terrace with greenery and own technical and sanitary facilities allowing events or outdoor activities such as yoga or fitness.
- Raised floor (10 cm clear height).
- Suspended ceiling.
- Fire safety systems.
- Access control system.
- 24/7 on site security monitoring system.
- Bicycle stands (underground 102, ground floor 30).
- Changing rooms and showers for cyclists.
- Grey and rain water systems.
- Sustainability Certificates: WELL Building Standard®, USGBC LEED Platinum, Building with-out Barriers, eco-friendly concrete.



- City Center West.
- Best links to public transport. M2 metro line, 6 tram and 6 bus lines in direct vicinity.
- facilities within walking distance.







ul. Towarowa 28. Generation Park Z. 00-847 Warsaw.

Rental space.			
Floor	Rental space	Available space	Type of space
13 th	767 sq.m	let	office
12 th	1,552 sq.m	let	office
11 th	1,552 sq.m	let	office
10 th	1,550 sq.m	let	office
9 th	1,551 sq.m	let	office
8 th	1,551 sq.m	let	office
7 th	1,548 sq.m	let	office
6 th	1,548 sq.m	let	office
5 th	1,548 sq.m	let	office
4 th	1,547 sq.m	let	office
3 rd	1,548 sq.m	let	office
2 nd	952 sq.m	let	office
1 st	963 sq.m	let	office
Ground Floor	678 sq.m	let	retail
Total	18,855 sq.m		
- 1 st	54 spaces		underground parking
-2 nd	56 spaces		underground parking
Total	110 spaces		underground parking

Typical Floor.







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■ Warsaw, Daszyńskiego Roundabout,

■ International Airport accessible in 15 minutes.

⊀

■ Numerous hotels, restaurants and shopping



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Kasprzaka

ul. Gen. Josefa Bema 2. Bema Plaza. 50-265 Wrocław.





Facts.

- Year built: 2007.
- 7-storey office building with 2 basement floors.
- Modern reinforced concrete skeleton design.
- Attractive façade of sandstone, metal and glass.
- Landscaped courtyard with fountain.
- Sufficient underground car parking spaces, heated and ventilated.
- 3 entrance areas with utility service shafts.
- 4 elevators per entrance.
- Access control by means of magnetic stripe cards.
- Restaurant, shops and service areas on the ground floor.
- Public areas with natural stone panelling on
- Bright rooms with floor-to-ceiling windows.
- Office floor planned as an open-plan office.
- Suspended ceilings, raised floors, clear height 2.70 m.
- Small-scale partitioning possible.
- BREEAM In-Use: Asset (good) / Building Mgmt. (very good).



Location.

Sienkiewicz

- Easy to reach inner-city location.
- Central station 2 km away.
- About 10 minutes on foot to the Old Town.
- Very good public transport link directly next to the building.
- International airport about a 30-minute ride away.



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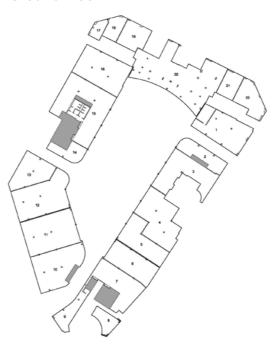
Rental space.			
Floor	Rental space	Available space	Type of space
6 th	1,599 sq.m	let	office
5 th	3,904 sq.m	let	office
4 th	4,566 sq.m	924 sq.m	office
3 rd	4,720 sq.m	722 sq.m	office
2 nd	4,606 sq.m	let	office
1 st	4,159 sq.m	751 sq.m	office
Ground Floor	4,417 sq.m	2,670 sq.m	retail / catering
Total	27,971 sq.m		
Parking	397 spaces	64 spaces	underground
Archive	418 sq.m	172 sq.m	storage

ul. Gen. Josefa Bema 2.

Bema Plaza.

50-265 Wrocław.

Ground Floor.

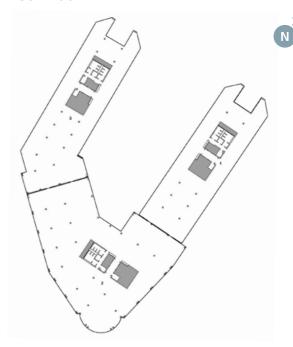


5th Floor.

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Plac Wladyslawa Andersa 3. Andersia Tower. 61-894 Poznań.





Facts.

- Year built: 2007.
- Distinctive 19-storey building with 4-Star Hotel.
- 2 basement floors.
- Separate development for hotel and office use.
- Imposing aluminium-glass-façade.
- 12 elevators.
- Hotel with 171 bedrooms as well as conference and meeting rooms.
- Restaurant, Lobby Bar, Executive Lounge, Fitness centre, spa with indoor pool.
- Partial air-conditioning in the hotel area.
- Full air-conditioning in the office area.
- Access control by magnetic cards.
- CCTV monitoring and alarm system.
- Fire alarm system and sprinkler systems.
- Central heating via district heating.
- BREEAM In-Use: Office; Asset (good), Hotel; Asset (very good) / Building Mgmt. (good).





- Plac Andersia in the south of the Old Town.
- International airport about a 20-minute
- Good links to the A2 motorway.
- About 10 minutes on foot to the trade fair site or Poznan Old Town.
- About 10 minutes on foot to the Central Station and the nearest bus station.
- Shopping centre opposite.









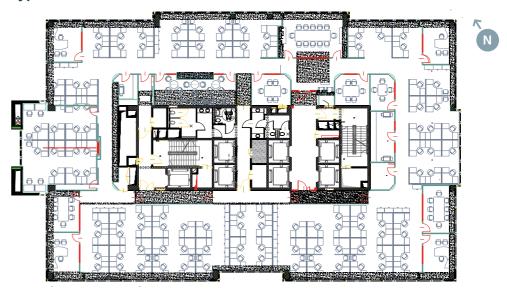




Plac Wladyslawa Andersa 3. Andersia Tower. 61-894 Poznań.

Rental space.			
Floor	Rental space	Available space	Type of space
19 th	397 sq.m	397 sq.m	office
18 th	1,100 sq.m	1,100 sq.m	office
17 th	1,208 sq.m	1,208 sq.m	office
16 th	1,200 sq.m	1,200 sq.m	office
15 th	1,201 sq.m	1,201 sq.m	office
14 th	1,199 sq.m	1,199 sq.m	office
13 th	1,192 sq.m	1,192 sq.m	office
12 th	1,199 sq.m	256 sq.m	office
11 th	1,201 sq.m	1,201 sq.m	office
10 th	584 sq.m	let	office
Ground Floor to 9 th Floor	14,747 sq.m	let	hotel
Total	25,228 sq.m		
Parking	200 spaces	91 spaces	underground
Archive	742 sq.m	30 sq.m	storage

Typical Floor.





www.deka-stars-poland.pl

Contact

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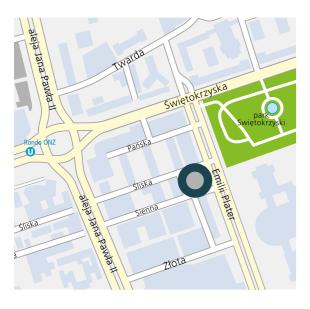
ul. Emilii Plater 49. InterContinental Hotel. 00-125 Warsaw.





Facts.

- Year built: 2003.
- Modern hotel with 414 rooms with high quality furnishings.
- Spectacular view of Warsaw's skyline.
- Attractive reception area.
- 2 restaurants and 1 bar in the hotel.
- 13 conference rooms with daylight, covering about 1,100 sq.m.
- Highest wellness club in Poland on the 43rd floor.
- Green Globe Certificate.
- Complete room refurbishment in 2018/2019.



Location.

- Excellent location in the business centre.
- Opposite the Palace of Culture.
- Convenient public transport link to the airport.
 International airport about a 20-minute
- ride away.
- The central station is within walking distance.
- It takes 30 minutes to walk to the Old Town, distance 2 km.
- Modern shopping centre in the direct vicinity.

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Email: franziska.thanheiser@deka.de

ul. Pawia 3. Andels Hotel. 31-154 Kraków.



Facts.

- Year built: 2007.
- Representative 6-storey, 4-Star Hotel.
- 159 rooms / 2 guest elevators + 2 staff elevators.

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- Restaurant / Bar / Spa area / 450 sq.m Conference rooms.
- Flat roof / internal roof drainage.
- Superimposed natural stone façade.
- High-grade sheet metal covering / insulating glazing.
- Natural stone flooring on the ground floor.
- Good natural lighting and ventilation.
- High level of technical equipment.
- Fire alarm system / CCTV monitoring of the public areas.
- Heated and ventilated underground car park.
- BREEAM In-Use: Building Mgmt. (pass) / Asset (very good).



Location.

■ Inner-city area.

 Direct proximity to the central station and bus station.



Shopping centre with around 250 shops in the direct vicinity.

International airport about a 40-minute ride away.



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ul. Lipowa 1. Forum Gliwice. 44-100 Gliwice.

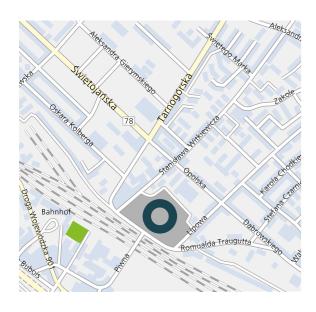




Facts.

- Year built: 2007.
- 2-storey shopping centre.
- Façade of glass and a composite thermal insulation system.
- Reinforced concrete skeleton design.
- Roof consisting of reinforced concrete, metal and glass.
- Escalator system.
- Large cinema, food court, fi tness centre.
- Numerous awards in the centre marketing sector.
- BREEAM In-Use: Asset (very good) / Building Mgmt. (very good).





Location.

- Inner-city location
- Central station around 200 m away
- International airport about a 15-minute
- Bus and train lines around 300 m away
- About 10 minutes on foot to the Old Town



⊙ PKP

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Logistics. Poland.



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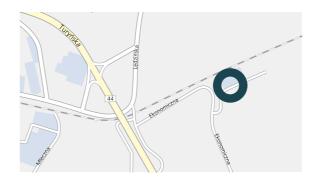
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Deka Immobilien Investment GmbH

Requirements. Acquisitions and Sales. Global Office and Retail Properties.



Office Properties.	
Investment volume	Individual properties starting from 30 million euros.Portfolios
Classification	CoreCore Plus
Locations	 Metropolitan and densely populated areas Established office locations Good access to local public transport
Properties	 Energy-efficient and sustainable properties, certified under internationally recognized labels Less than 10 years old. Alternatively: last remodelling or renovation less than 5 years ago. No maintenance backlog. Possibly of third-party use. Adequate number of parking spaces
Tenancy agreements	 Minimum average lease term (WALT) of 5 years; possible shorter term for excellent locations Minimum occupancy rate of 75 %; may be lower for outstanding properties. Creditworthy tenants. Standard terms for indexation and operating expenses

Retail Properties.	
Investment volume	Individual properties starting from 30 million eurosPortfolios
Classification	 Shopping centres in city and town centres Regional shopping centres Specialist stores and local supplies centres High street retailers
Locations	 Established retail locations Very central and high degree of purchasing power Good infrastructural accessibility
Properties	 Energy-efficient and sustainable properties, certified under internationally recognized labels Very good condition with no maintenance backlog Adequate number of parking spaces
Tenancy agreements	 Minimum average lease term (WALT) of 5 years Minimum occupancy rate of 80 %; developments min 50 % pre-let Strong anchor tenants; tenants with excellent creditworthiness Good sector and tenant mix Standard terms for indexation and operating expenses

Requirements. Acquisitions and Sales. Global Hotel and Logistics Properties.

Hotel Properties.	
Investment volume	Individual properties starting from 30 million eurosPortfolios
Classification	 2-, 3-, 4- and 5-star-hotels Lease agreements; no management contracts
Locations	 Preferably prime locations Preferably city hotels Distinguished locations Top tourism locations
Properties	 Energy-efficient and sustainable properties, certified under internationally recognized labels Less than 10 years old Alternatively: last remodelling or renovation less than 5 years ago Very good condition with no maintenance backlog Minimum of 120 rooms Good business and leisure mixture
Tenancy agreements	 10-year lease agreement Renowned international hotel chains Standard market practice maintenance agreements Standard terms for indexation and operating expenses

Logistics Properties.	
Investment volume	Individual properties starting from 30 million eurosPortfolios
Classification	 Logistics centres City logistics centres City Logistikzentren
Locations	 National and international logistics hubs Metropolitan regions Good traffic connections through road, rail,water and airport
Properties	 Energy-efficient and sustainable properties, certified under internationally recognized labels Less than 10 years old Very good condition; no maintenance backlog Modern building configuration and excellent multifunctionality (e.g. ceiling height over 10.50 m, large
Tenancy agreements	 Minimum average lease term (WALT) of 5 years Minimum occupancy rate of 80 %; developments possible without pre-let Creditworthy tenants Standard market practice maintenance regulations Standard terms for indexation and operating expenses

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