

## INVESTMENT CRITERIA

### HIGHSTREET PROPERTIES, DEPARTMENT STORES AND WAREHOUSES, SHOPPING CENTRES, SPECIALIST SHOPS AND LOCAL SHOPPING CENTRES

As a private, independent company, ACCUMULATA develops and manages innovative, well rounded real estate and landmark districts that sustainably shape the future of cities. We invest specifically in existing office properties, which we restructure and develop with individual strategies in order to create new, lasting value.



#### ► MACRO-LOCATION

Top 7 German locations:  
Selected regional centres with good demographic and economic indicators

#### ► VOLUME

**Individual properties:** > EUR 15 million  
**Portfolios:** > EUR 50 million with at least EUR 15 million per individual property

#### ► MICRO-LOCATION

Pedestrian zone or inner city areas, as well as district centres and retail agglomerations in the transformation process

#### ► LETTING SITUATION

Retail parks: Leases expiring in the short to medium term (WALT < 8 years), otherwise WALT < 4 years

#### ► PROPERTY CHARACTERISTICS

**Existing properties:** Generally, no restrictions with regard to the condition of the property (maintenance backlog, necessary repositioning or revitalisation, etc.).

**Project development:** Properties that are suitable for the development of commercial properties or mixed-use districts based on the aforementioned parameters.

#### ► RISK PROFILE

Opportunistic, Value-add & Core+

#### ► DEAL STRUCTURE

Asset or share deal, no partial ownership, heritable building right possible

#### Note

This purchase profile does not constitute an offer to enter into a brokerage agreement. It is intended solely for informational purposes about the activities and investment objectives of ACCUMULATA Real Estate. Furthermore, it is expressly noted that brokerage commissions are remunerated by ACCUMULATA Real Estate exclusively on the basis of brokerage contracts agreed in writing.

#### POINT OF CONTACT ACQUISITION

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