

ACQUISITION PROFILE	RESIDENTIAL		DEVELOPMENT	MICRO LIVING	HEALTHCARE	COMMERCIAL	RETAIL
INVESTMENT TYPE	Stock	Forward deal	Building sites, conversion	Stock, forward deal	Stock, forward deal Propco and/or Opco (via CURATA)	Stock	Stock
RISK CLASS	Core, Core+, Value-Add, Opportunistic	Core, Core+, Value-Add	Opportunistic	Core, Core+, Build-to-Core	Core, Core+	Core, Core+, Value-Add, Opportunistic	Core, Core+
TYPE OF USAGE	- Residential - Commercial max. 20 %	- Residential - Subsidized housing max. 1/3 - Commercial max. 40 %	- Residential and commercial - Micro Living, boardinghouse, hotel - Infrastructure - Logistics - Unclear situations	- Residential use (e.g. student housing) - Commercial use (e.g. serviced apartments, boarding houses) - Commercial rental share relevant to type of use (e.g. bakery, kiosk) max. 10 % - Commercial rental share not relevant to type of use (e.g. travel agency) max. 5 %	- nursing home - day care - senior living - alternativ senior living - mix use	- Office - Mixed-use properties with a dominant commercial share - Logistics/ light industrial	- Supermarkets/ supermarket portfolios - Drugstores
INVESTMENT VOLUME	€ 1 m - € 200 m	€ 20 m - € 200 m	€ 5 m - € 100 m	Stock: from € 15 m Forward deals: from € 40 m	€ 7 Mio. - Portfolios	Single assets: € 15 m - € 500 m Portfolios: € 50 m - € 500 m	- from € 30 m
MACRO LOCATION	- Top 7 cities and surrounding areas - Stable cities > 50.000 EW - University cities - Purchasing power index > 90	- Top 7 cities and surrounding areas - Growing cities > 50.000 EW - University cities - Purchasing power index > 100	- Top 7 cities - Growing cities > 200.000 EW - University cities	- Top 7 cities - Top 40 university cities (residential use) - Growing B- and C-cities (commercial use)	- Germany - cities > 5.000 inhabitants	- Top 7 cities and surrounding areas - Growing B- and C-cities	- Top 7 cities and surrounding areas - Growing B- and C-cities
MICRO LOCATION	- Established residential areas - Urban locations - Only central locations for cities < 200,000 EW	- Urban locations, residential areas - Good public transport connection (RE, S/U-Bahn)	- Urban locations - Very good public transport connection (S/U-Bahn)	- University proximity (for residential use) - Proximity to companies (for commercial use) - Urban locations in top 7 cities - Good public transport connection	- sustainably manageable - central und good infrastructure	- Sustainably manageable - Well developed A- or B-locations - Good public transport connection	- Central supply function - Well developed A- or B-locations
ATTRIBUTES	- Multi-storey apartment buildings - Full ownership - Leasehold term > 50 years - Subsidised housing in individual cases - if possible with construction potential - also condominium - also vacancy - also maintenance backlog	- Multi-storey apartment building - Full ownership, no leasehold - WALT commercial from 15 years - Building rights secured - General contractor preferred - Final payment preferred	- All building right situations - Office building, hotels with short WALT - Industrial estates for repositioning - District centres for repositioning - Supermarkets in urban locations - Difficult B plans - Full ownership, no leasehold - Good public transport connection	- Min. 80 apartments - Average apartment size 18-23 sqm - With and without operator - All phases of building law	- at least 60 beds/spots - good occupancy - 15 year+ WALT or takeover by CURATA	CORE: - Long WALT and vacancy rate of max. 10 % - Preferred tenant structure: single-tenant or multi-tenant with anchor tenants with strong credit ratings - Modern building structure - Stable cash flow VALUE-ADD, OPPORTUNISTIC: - Depending on location also with need for CapEx - Short WALT, vacancy > 40 % - Preferred tenant structure: multi-tenant	- WALT from 10 years
TRANSACTION STRUCTURE	- Asset Deal - Share Deal from € 10 m investment volume	- Asset Deal - Share Deal	- Asset Deal - Share Deal - also joint venture or capital partnership	- Asset Deal - Share Deal	- Asset Deal - Share Deal	- Asset Deal - Share Deal	- Asset Deal - Share Deal
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ADDITIONAL INFORMATION This acquisition profile does not constitute a contract offer between agents and us. We expressly reserve the right to assert a prior knowledge, unless we have issued a written and explicit first proof. Please (also) send all offers to **INVEST@CAPITALBAY.DE** to ensure a timely processing and reply.