

DIC Asset AG | GEG German Estate Group AG are always seeking to buy commercial real estate in Germany.

	CORE / COREPLUS	MANAGE TO CORE / VALUE ADD	OTHER FUNDS	PROPERTY DEVELOPMENTS
LOCATIONS	<ul style="list-style-type: none"> ▪ “Big 7” and metro regions 	<ul style="list-style-type: none"> ▪ Cities with popul. of 100,000 or more ▪ Portfolios across Germany 	<ul style="list-style-type: none"> ▪ “Big 7” and selected major cities ▪ Cities with popul. of 30,000 or more 	<ul style="list-style-type: none"> ▪ “Big 7” and metro regions
CHARACTERISTICS	<ul style="list-style-type: none"> ▪ Long-term leases ▪ No/low vacancies ▪ Attractive tenant structure and solvency ▪ Good to excellent asset quality 	<ul style="list-style-type: none"> ▪ Short-/medium-term leases ▪ serious vacancies (30% or more) ▪ sustainable value-add and optimisation potential ▪ Refurbished assets 	<ul style="list-style-type: none"> ▪ Long-term cash flow (fixed term of 10 years or more, high net worth tenant, e.g. public sector, etc.) 	<ul style="list-style-type: none"> ▪ Lease expiring in near/medium future ▪ Unoccupied properties ▪ Pre-developed projects/plots approved for development ▪ Joint ventures and built-to-suit property developments
TYPES OF USE	<ul style="list-style-type: none"> ▪ Office ▪ Retail ▪ Hotel ▪ Logistics 	<ul style="list-style-type: none"> ▪ Office ▪ Retail ▪ Hotel ▪ Residential ▪ Logistics 	<ul style="list-style-type: none"> ▪ Office, administration ▪ Other public uses 	<ul style="list-style-type: none"> ▪ Office ▪ Retail ▪ Mixed uses (incl. residential, if relevant) ▪ Exclusive accommodation ▪ Hotel
VOLUMES	<ul style="list-style-type: none"> ▪ €10m or more per property ▪ Club deals over €70m or more 	<ul style="list-style-type: none"> ▪ €20m or more per property ▪ Portfolios of €100m or more 	<ul style="list-style-type: none"> ▪ €30m or more per property 	<ul style="list-style-type: none"> ▪ Project volume of €50m or more

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