



## Office



## Retail



## Hotel



## Logistics

	Office	Retail	Hotel	Logistics
<b>Investment</b>	<ul style="list-style-type: none"> <li>Individual properties starting from EUR 30 million</li> <li>Portfolios</li> <li>Joint Ventures starting from EUR 250 million</li> </ul>	<ul style="list-style-type: none"> <li>Individual properties starting from EUR 30 million</li> <li>Portfolios</li> <li>Joint Ventures starting from EUR 250 million</li> </ul>	<ul style="list-style-type: none"> <li>Individual properties starting from EUR 30 million</li> <li>Portfolios</li> <li>Joint Ventures starting from EUR 250 million</li> </ul>	<ul style="list-style-type: none"> <li>Individual properties starting from EUR 30 million</li> <li>Portfolios</li> <li>Joint Ventures starting from EUR 250 million</li> </ul>
<b>Classification</b>	<ul style="list-style-type: none"> <li>Core</li> <li>Core Plus</li> </ul>	<ul style="list-style-type: none"> <li>Shopping centres in city and town centres</li> <li>Regional shopping centres</li> <li>Specialist stores and local supplies centres</li> <li>High street retailers</li> </ul>	<ul style="list-style-type: none"> <li>2-, 3-, 4- and 5-star-hotels</li> <li>Lease agreements; no management contracts.</li> </ul>	<ul style="list-style-type: none"> <li>Logistics centres</li> <li>Distributions centres</li> <li>City logistics centres</li> </ul>
<b>Locations</b>	<ul style="list-style-type: none"> <li>Metropolitan and densely populated areas.</li> <li>Established office locations.</li> <li>Good access to local public transport.</li> </ul>	<ul style="list-style-type: none"> <li>Established retail locations</li> <li>Very central and high degree of purchasing power</li> <li>Good infrastructural accessibility</li> </ul>	<ul style="list-style-type: none"> <li>Preferably prime locations</li> <li>Preferably city hotels</li> <li>Distinguished locations</li> </ul>	<ul style="list-style-type: none"> <li>National and international logistics hubs</li> <li>Metropolitan regions</li> <li>Good traffic connections through road, rail, water and airport</li> </ul>
<b>Properties</b>	<ul style="list-style-type: none"> <li>Energy-efficient and sustainable properties, certified under internationally recognised labels</li> <li>Less than 15 years old.</li> <li>Alternatively: last remodelling or renovation less than 10 years ago.</li> <li>No maintenance backlog.</li> <li>Possibility of third-party use guaranteed</li> <li>Adequate number of parking spaces</li> </ul>	<ul style="list-style-type: none"> <li>Energy-efficient and sustainable properties, certified under internationally recognised labels</li> <li>Very good condition with no maintenance backlog</li> <li>Adequate number of parking spaces</li> </ul>	<ul style="list-style-type: none"> <li>Energy-efficient and sustainable properties, certified under internationally recognised labels</li> <li>Less than 10 years old</li> <li>Alternatively: last remodelling or renovation less than 5 years ago</li> <li>Very good condition with no maintenance backlog</li> <li>Minimum of 120 rooms</li> <li>Good business and leisure mixture</li> </ul>	<ul style="list-style-type: none"> <li>Energy-efficient and sustainable properties, certified under internationally recognised labels</li> <li>Less than 10 years old</li> <li>Very good condition; no maintenance backlog</li> <li>Modern building configuration and excellent multifunctionality (e.g. ceiling height over 10.50 m, large column grid, high capacity load limits)</li> </ul>
<b>Tenancy agreements</b>	<ul style="list-style-type: none"> <li>Weighted average lease term (WALT) of 5 years; shorter terms possible for excellent locations</li> <li>Occupancy rate of at least 75%; may be lower for outstanding properties</li> <li>Creditworthy tenants.</li> <li>Standard indexation and settlement of operating expenses under market conditions</li> </ul>	<ul style="list-style-type: none"> <li>Minimum average lease term (WALT) of 5 years</li> <li>Full occupancy preferred</li> <li>Strong anchor tenants; creditworthy tenants</li> <li>Good sector and tenant mix</li> <li>Standard indexation and settlement of operating expenses under market conditions</li> </ul>	<ul style="list-style-type: none"> <li>10-year lease agreement (at least)</li> <li>Renowned international hotel chains</li> <li>Standard market practice maintenance agreements</li> <li>Standard indexation and settlement of operating expenses under market conditions</li> </ul>	<ul style="list-style-type: none"> <li>Weighted average lease term (WALT) of at least 5 years</li> <li>Minimum occupancy rate of 80 %; developments possible without pre-let</li> <li>Creditworthy tenants</li> <li>Standard maintenance agreements, indexation and settlement of operating expenses under market conditions</li> </ul>


# Deka Immobilien Acquisition Profiles

## Investment criteria



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**Tip:** Please note that this acquisition profile does not present an offer to conclude an estate agent's contract. Inversely, we consider each of your written and qualified property quotes as an offer to conclude an estate agent's contract, which would become effective if we accepted the offer on a case to case basis.

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