

Acquisition Profile – 2023

	Logistics	Office	Residential	Watch list
Use Type Description	<ul style="list-style-type: none"> • Storage & production halls • Distribution centres / distribution logistics • Cross docking centres • Last Mile centres 	<ul style="list-style-type: none"> • Office properties and location-suitable mixed-use • Commercial buildings (including office, retail, and residential) 	<ul style="list-style-type: none"> • Apartment buildings • Micro apartments • Serviced apartments 	<ul style="list-style-type: none"> • Hotels • Specialty stores / local supply centres • Supermarkets • Data centres
Risk Profile	<ul style="list-style-type: none"> • Core • Core-Plus • Value-Added • Opportunistic 	<ul style="list-style-type: none"> • Core • Core-Plus • Value-Added 	<ul style="list-style-type: none"> • Core • Core-Plus • Value-Added 	<ul style="list-style-type: none"> • Dependent on type of use
Investment Size <small>* Discretionary Mandate</small>	<ul style="list-style-type: none"> • 2 to 15 million euros * • 15 to 60 million euros • Individual properties and portfolios 	<ul style="list-style-type: none"> • 2 to 15 million euros * • 15 to 60 million euros • Individual properties and portfolios 	<ul style="list-style-type: none"> • 2 to 15 million euros * 	<ul style="list-style-type: none"> • 2 to 35 million euros
Location & Quality	<ul style="list-style-type: none"> • Good transport connections (at least near highway, train rails, air and sea freight) • Preferably bi-/trimodal locations • Business parks of metropolitan areas • 24/7 delivery 	<ul style="list-style-type: none"> • Big 7 locations in Germany • Metropolitan regions and B locations in inner-city locations • Good public transport connections • Properties with unique selling points in terms of location and visibility 	<ul style="list-style-type: none"> • German A and B locations with at least 100,000 inhabitants • Conurbations with positive population development • Good public transport connections 	<ul style="list-style-type: none"> • Dependent on type of use • Good public transport connections • Very good population development and general retail specific key figures
Characteristics	<ul style="list-style-type: none"> • Single Tenants, Multi-tenanted and 3PLs • Docking ratio 1:1000m² • Office share <15% • Mezzanine share<10% • Repositioning and restructuring • Expansion potential in addition to stock 	<ul style="list-style-type: none"> • Rent increase potential (underrent) • No restrictions in terms of lease end (WALT <3 years) • Vacancies <40% (not structural) • Need for renovation and/or refurbishment • Repositioning and restructuring 	<ul style="list-style-type: none"> • Rent increase potential (underrent) • Vacancies (not structural) • Need for renovation and/or refurbishment • No restrictions on property quality • Repositioning and restructuring 	<ul style="list-style-type: none"> • RETAIL: Properties with good frequency-to-area ratio; chain stores with good credit ratings • DATA CENTERS: Good connectivity (at least 1,250W/m²) • OTHER: Dependent on type of use
Structures	<ul style="list-style-type: none"> • Asset and share deals • Joint Ventures as Limited/General Partner • Development with building permission • Partial ownership, leaseholds • Existing properties and forward deals with practical completion >12 months 	<ul style="list-style-type: none"> • Asset and share deals • Joint ventures as general partner • No partial ownership, no leaseholds • No forward deals with practical completion 	<ul style="list-style-type: none"> • Asset and share deals • No development land or new constructions • No partial ownership, no leaseholds • No forward deals with practical completion 	<p><i>The watch list is regularly reviewed by our investment team and updated according to our strategy. You are welcome to send us suitable offers for the types of use mentioned above.</i></p>

Please send us investment offers via email to angebot@uniresta.com containing the following information:

- ▶ Investment memorandum / exposé with all key economic data, complete address and property photos
- ▶ Current tenancy schedule in MS Excel with the following minimum information:
 - Tenants/vacancies/evictions; type of use; lettable area; rent; VAT damage; ancillary costs;
 - last rent increase; start and end date of tenancy; break and extension options; indexed/stepped rent
- ▶ Maintenance and refurbishment program of the last five years (possibly with technical building description)
- ▶ Floor plans and energy certificates (if available)

This acquisition profile does not justify a mandate to a real estate agent to carry out real estate searches nor a claim to a brokerage fee for a real estate purchase. The payment of a broker fee requires only a written, previously signed commission agreement

Contact
<p>Uniresta Capital Investors GmbH</p> <p>Grüneburgweg 101 60323 Frankfurt am Main</p> <p>Telephone: +49 69 97 67 79 00</p> <p>Email: angebot@uniresta.com</p> <p>Web: www.uniresta.com</p> 