

ACQUISITION CRITERIA

GEG is continuously looking for commercial real estate investments.

	CORE INVESTMENTS	OPPORTUNISTIC INVESTMENTS	DEVELOPMENTS	OTHER FUNDS
LOCATION	<ul style="list-style-type: none"> <input type="checkbox"/> TOP 7 and metropolitan area 	<ul style="list-style-type: none"> <input type="checkbox"/> cities with more than 100,000 inhabitants <input type="checkbox"/> portfolios throughout Germany 	<ul style="list-style-type: none"> <input type="checkbox"/> TOP 7 and metropolitan areas 	<ul style="list-style-type: none"> <input type="checkbox"/> TOP 7 and selected cities <input type="checkbox"/> cities with more than 30,000 inhabitants
CHARACTERISTICS	<ul style="list-style-type: none"> <input type="checkbox"/> long-term lease agreements <input type="checkbox"/> no/few vacancies <input type="checkbox"/> attractive tenant structure with high creditworthiness <input type="checkbox"/> good to superior property quality 	<ul style="list-style-type: none"> <input type="checkbox"/> short- to medium-term leases higher vacancies (> 30%) <input type="checkbox"/> sustainable value add and asset management potential 	<ul style="list-style-type: none"> <input type="checkbox"/> short- to medium-term leases <input type="checkbox"/> not utilized properties <input type="checkbox"/> predeveloped projects <input type="checkbox"/> land with planning permit 	<ul style="list-style-type: none"> <input type="checkbox"/> fundamentally properties with value enhancing potentials such as short remaining terms, partial vacancies or refurbishment <input type="checkbox"/> long-term cash flow (minimum 10 years fixed, tenants with excellent credit ratings, e.g. communal tenants, public sector, etc.)
TYPE OF USE	<ul style="list-style-type: none"> <input type="checkbox"/> office <input type="checkbox"/> retail <input type="checkbox"/> hotel <input type="checkbox"/> logistic 	<ul style="list-style-type: none"> <input type="checkbox"/> office <input type="checkbox"/> retail <input type="checkbox"/> hotel <input type="checkbox"/> residential <input type="checkbox"/> logistic 	<ul style="list-style-type: none"> <input type="checkbox"/> office <input type="checkbox"/> retail <input type="checkbox"/> highend residential <input type="checkbox"/> mixed-use <input type="checkbox"/> hotel 	<ul style="list-style-type: none"> <input type="checkbox"/> office, retail <input type="checkbox"/> office, business administration, other public uses
VOLUME	<ul style="list-style-type: none"> <input type="checkbox"/> > EUR 70mn per property 	<ul style="list-style-type: none"> <input type="checkbox"/> > EUR 50mn per single property <input type="checkbox"/> portfolios > EUR 100mn 	<ul style="list-style-type: none"> <input type="checkbox"/> project volume > EUR 50mn 	<ul style="list-style-type: none"> <input type="checkbox"/> > EUR 50mn per single property <input type="checkbox"/> > EUR 30mn per property

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