

INVESTMENT- AND ACQUISITION PROFILE

ASSET CLASS	RETAIL	OFFICE	RESIDENTIAL	MICRO LIVING	HEALTHCARE	HOTEL & RESORT
RISK PROFILE	Core, Core+, Value Add	Core, Core+, Value Add	Core, Core+, Value Add, Opportunistic	Core, Core+, Value Add, Opportunistic	Core, Core+, Value Add	Core, Core+
MARKETS	Europe	Europe	Europe	Europe	Europe	Worldwide
CORE MARKETS	Germany England Cyprus	Germany England Cyprus	Germany England Cyprus	Germany England Cyprus	Germany England Cyprus	—
PROPERTY TYPE	<ul style="list-style-type: none"> • Single properties • Food-anchored objects (discounters, supermarkets, hypermarkets, local supply / specialist retail centers) • Mixed-use properties • Portfolios 	<ul style="list-style-type: none"> • Single properties • Office-only properties • Office buildings with complementary uses • Portfolios 	<ul style="list-style-type: none"> • Single properties • Residential buildings • Residential and commercial buildings • Portfolios 	<ul style="list-style-type: none"> • Single properties • Portfolios • Residential usage • Commercial usage • Furnished apartments 	<ul style="list-style-type: none"> • Nursing home • Day care • Senior Living • Assisted living • Combination of care and assisted living 	<ul style="list-style-type: none"> • Business hotels • City hotels • Leisure hotels • Resorts
LOCATION	<ul style="list-style-type: none"> • A-, B- and C- cities • Cities in the "outer areas" of large cities with > 15,000 inhabitants • Individual location assessment 	<ul style="list-style-type: none"> • Top 7-cities • A-, B- and C- cities 	<ul style="list-style-type: none"> • Top 7 cities • A-, B- and C- cities • Individual location assessment 	<ul style="list-style-type: none"> • Top 7-cities • A- and B- cities 	<ul style="list-style-type: none"> • Top 7 cities • A-, B- and C- cities • Regions with a corresponding catchment area 	<ul style="list-style-type: none"> • Individual location assessment
LOCATION QUALITY	<ul style="list-style-type: none"> • Positive demographic growth • General retail location criteria and retail relevant parameters 	<ul style="list-style-type: none"> • CBD • Other established office locations 	<ul style="list-style-type: none"> • Well located residential areas • Established residential locations • Positive demographic growth 	<ul style="list-style-type: none"> • Urban locations • Very good public transport connections • City locations • Good infrastructure 	<ul style="list-style-type: none"> • Very good public transport connection • Good infrastructure • Central locations 	<ul style="list-style-type: none"> • Prime locations • Established holiday destinations
LETTING	<ul style="list-style-type: none"> • Expiring contracts (Walt < 3 yrs) • Chain stores with good solvency • Long-term contracts (Walt > 10 yrs) 	<ul style="list-style-type: none"> • Multi Tenant • Single Tenant • Occupancy rate > 60% 	<ul style="list-style-type: none"> • High occupancy rate • Low occupancy rate 	<ul style="list-style-type: none"> • with operator • without operator 	<ul style="list-style-type: none"> • with operator • without operator 	<ul style="list-style-type: none"> • Lease agreement (partial turnover rent possible) • Management contract
ATTRIBUTES	<ul style="list-style-type: none"> • Existing properties • New buildings • Grocery stores of all operators and formats > 1000 sqm rental space • Upsides through restructuring, re-letting or modernization • No leasehold 	<ul style="list-style-type: none"> • Existing properties • New buildings • Upsides through restructuring, re-letting or modernization • No leasehold 	<ul style="list-style-type: none"> • Existing properties • New buildings • Developments • Upsides through restructuring, re-letting or modernization • No leasehold 	<ul style="list-style-type: none"> • Existing properties • New buildings • Developments • Upsides through restructuring, re-letting or modernization • No leasehold 	<ul style="list-style-type: none"> • Existing properties • New buildings • Developments • Upsides through restructuring, re-letting or modernization • > 60 beds • WALT > 10 Jahre • Sustainably manageable • Operator with good solvency • No leasehold 	<ul style="list-style-type: none"> • Single properties • Existing properties • New buildings • Developments • Portfolio • Operators with good solvency • White Lable Operator with Track Record • 4, 5 and 6 stars • Upscale-luxury concepts • No leasehold
TRANSACTION STRUCTURE	<ul style="list-style-type: none"> • Asset Deal 	<ul style="list-style-type: none"> • Asset Deal 	<ul style="list-style-type: none"> • Asset Deal • Share Deal • Forward Funding (max. 24 month) • Forward Purchase (max. 24 month) 	<ul style="list-style-type: none"> • Asset Deal • Share Deal • Forward Funding (max. 24 month) • Forward Purchase (max. 24 month) 	<ul style="list-style-type: none"> • Asset Deal • Share Deal • Forward Funding (max. 24 month) • Forward Purchase (max. 24 month) 	<ul style="list-style-type: none"> • Asset Deal • Share Deal • Forward Funding (max. 24 month) • Forward Purchase (max. 24 month)
INVESTMENT VOLUME	> € 5 m	> € 10 m	> € 1 m	> € 5 m	> € 5 m	Hotels > 20 m Resorts > 100 m
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NOTICE	This investment- and acquisition profile does not constitute an offer to conclude a brokerage agreement. We expressly reserve the right to assert prior knowledge, unless we have provided written and explicit initial proof. Please send your offers to info@empire-capital-ig.com					