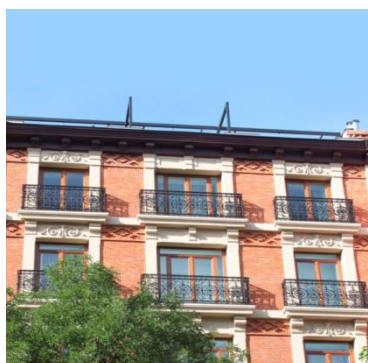


# Catella Residential Investment Management GmbH



## INVESTMENT STRATEGY

Investment criteria		Required details
<b>Target Markets</b>	<ul style="list-style-type: none"> <li>▪ Austria &amp; Germany &amp; Switzerland</li> <li>▪ France</li> <li>▪ Benelux</li> <li>▪ Spain &amp; Portugal</li> <li>▪ Poland</li> <li>▪ Scandinavia</li> <li>▪ United Kingdom &amp; Ireland</li> <li>▪ Italy</li> </ul>	<ul style="list-style-type: none"> <li>▪ Address of property</li> <li>▪ Year of construction,</li> <li>▪ Purchase price</li> <li>▪ Rent roll / cash flow</li> <li>▪ Net &amp; Gross Lettable area</li> <li>▪ Non-recoverable operating costs</li> <li>▪ Mandate legitimization</li> </ul>
<b>Investment style</b>	<ul style="list-style-type: none"> <li>▪ „Core/Core+“with stable cashflow</li> </ul>	
<b>Focus</b>	<ul style="list-style-type: none"> <li>▪ Residential complexes</li> <li>▪ Residential developments (incl. Forward Purchase &amp; Forward Funding)</li> <li>▪ Transformation &amp; revitalisation</li> <li>▪ Max. 30% commercial/financial share</li> </ul>	
<b>Niches</b>	<ul style="list-style-type: none"> <li>▪ Student housing</li> <li>▪ Micro-/Serviced apartments</li> <li>▪ Senior housing</li> <li>▪ preferred non-subsidized, non-capped</li> </ul>	
<b>Investvolume</b>	<ul style="list-style-type: none"> <li>▪ &gt; 8 MEUR per property</li> </ul>	
<b>GIY</b>	<ul style="list-style-type: none"> <li>▪ &gt;3,5 %</li> </ul>	

## CONTACT DETAILS

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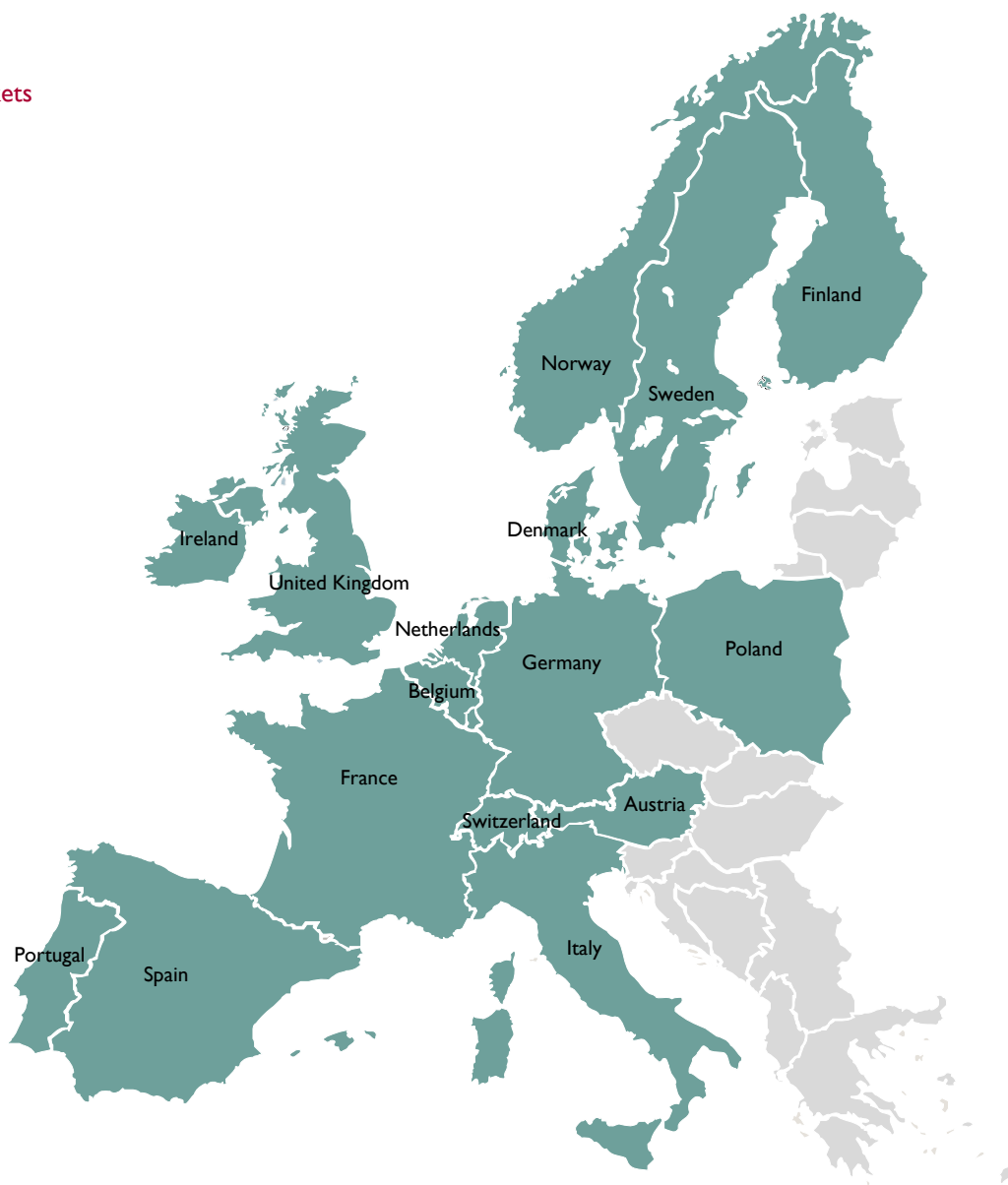
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# Catella Residential Investment Management GmbH

## Target markets



## CATELLA RESIDENTIAL IM

**The Catella Residential Investment Management GmbH** is a subsidiary of the Swedish Catella AB in Stockholm. The team of more than 45 employees is responsible for the full-service acquisition, research, asset and portfolio management of residential real estate funds. Catella Residential IM manages and advises several funds and mandates currently approximately EUR 5.0 billion assets under management in ten European countries.

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