

Fund Requirements – 2017

Sarasin Sustainable Properties – European Cities

INVESTMENT STRATEGY

- Sustainable buildings in major cities with excellent overall socio-economic conditions.
- BREEAM or LEED certificate advantageous, but not essential as long as energy consumption can be improved over holding period.
- Averse to location risk. Prepared to take letting risk up to 20% of the total potential income.
- Multi-tenant buildings on long leases preferred. Minimum WAULT three years (office/retail), ten years (logistics).
- Preference for new or newly refurbished buildings. Prepared to acquire buildings in need for refurbishment with obvious value creation potential only.



Type of Use: Retail, Office, Residential
Tenant: Multi-Tenant
Location: Brussels



Type of Use: Retail, Office
Tenant: Multi-Tenant
Location: Oslo



Type of Use: Office, Residential
Tenant: Multi-Tenant
Location: Den Hague



Type of Use: Office
Tenant: Telekom
Location: Hamburg

REQUIREMENTS AT A GLANCE

Target markets	Benelux: Brussels, Amsterdam, Rotterdam, Utrecht, Luxembourg; ESP: Madrid, Barcelona; FI: Helsinki; AT: Vienna, Salzburg, Graz, Innsbruck; DE: Berlin, Düsseldorf, Frankfurt, Cologne, Stuttgart; IRL: Dublin
Risk class	Core / Core plus
Investment volume	EUR 15m – EUR 40m (gross).
Asset class	Office / Retail / Logistics / Residential
Lease length (weighted average)	Office / Retail: min. 3 years; Logistics: min. 10 years; Residential: no minimum term.
Vacancy	Max. 20% of total potential income
Net initial yield	> 4,5 %

MINIMUM PROPERTY INFORMATION

- Address
- Year of construction, maintenance and refurbishment history
- Rent roll
- NOI calculation
- Energy rating
- Price indication
- Pictures

CONTACT DATA

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