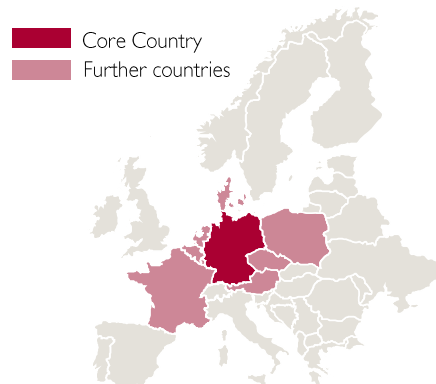


Investment Profile

Catella Logistik Deutschland Plus

FUND STRATEGY

- The fund invests in warehouse and logistics properties in established logistics locations in Germany and neighboring countries
- Primary focus is on investments in Germany
- Diversification by logistics property type
- Characteristics of the properties in which we intend to invest:
 - Good to very good logistics locations
 - Proximity to transportation hubs or population/production centers
 - Highest possible third-party usability and property flexibility
 - Preference for multimodal properties/locations (e.g. rail siding...)



INVESTMENT PROFILE

Target market	New and existing warehouse and logistics properties in Germany and neighboring European countries
Object type	Warehouses and distribution halls, transshipment halls, fulfillment centers, urban and last mile logistics, parcel distribution centers, MechZB, cold and freezer storage, light industrial/production halls, industrial parks.
Target size of the objects	<ul style="list-style-type: none"> ▪ Individual transactions with an investment volume of EUR 8 million up to EUR 50 million ▪ Portfolios and larger volumes possible by arrangement
Locations	Logistics locations in established regions and at transport hubs
Characteristics	<ul style="list-style-type: none"> ▪ Rental space from approx. 8,000 sqm with sufficient parking spaces ▪ Short lease terms and vacancies possible ▪ Stable micro location ▪ No high-bay warehouses
Target return	from 4%, depending on location, lease agreement and condition of property

INFORMATION REQUIRED

- Site address and information on the micro-location (e.g. infrastructure)
- Year of construction and relevant information on renovation and maintenance measures
- Area details (land/building area divided into individual rental areas)
- Hall height (UKB), floor load capacity, delivery options, delivery and operating times
- Lease data (rent, WALT, indexation, special regulations, etc.)
- Information on non-allocable ancillary costs
- Object pictures (inside and outside)
- Asking price
- Other relevant information
- Legitimation for marketing

CONTACT

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